

***HOUSING AUTHORITY OF THE CITY OF NEW HAVEN***  
***2010 MOVING TO WORK ANNUAL REPORT***



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Submitted December 28, 2010  
Resubmitted January 19, 2011  
Resubmitted March 8, 2011  
Resubmitted April 6, 2011

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## I. Introduction

### A. Overview of Agency's Goals and Objectives

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Following the 1998 QHWRA legislation for public housing reform, public housing authorities are required to develop and submit to HUD Five-Year Plans and Annual Reports that articulate key policies and objectives for effective administration of its federal housing programs.

In 2001, the Housing Authority of the City of New Haven (HANH) was awarded Moving to Work (MTW) status as part of the federal MTW Demonstration Program. HANH is one of 33 housing authorities nationwide selected for participation in the MTW Demonstration Program. During HANH's MTW term, in lieu of the standard PHA Annual Plan and Five-Year Plan documents, HANH is required to develop and submit to HUD the MTW Annual Plan that articulates HANH's key policies, objectives, and strategies for administration of its federal housing programs to most effectively address local needs, in accord with the terms of HANH's MTW Agreement.

This MTW Annual Report states HANH's MTW goals and objectives, our current status toward achieving these goals and objectives, and our planned activities and objectives for FY 2010 (October 1, 2009 to September 30, 2010).

Congress established the MTW Demonstration Program in 1996. The MTW Demonstration Program is a pilot project that provides greater flexibility to HUD and to MTW PHAs to design and test innovative local approaches for housing assistance programs that more effectively address the housing needs of low income families in our local communities. The purpose of the MTW Program, as established by Congress, is to identify innovative local approaches for providing and administering housing assistance that accomplish 3 primary goals:

1. To reduce costs and achieve greater cost effectiveness in federal expenditures.
2. To give incentives to families with children where the head of household is working, is seeking to work, or is preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
3. To increase housing choice for low income families.

Through the MTW Program, MTW agencies may request exemptions or waivers from existing regulations in order to pursue strategies that may result in more effective operations and services to low income families, according to local needs and conditions. The MTW Program also provides greater budget flexibility, as MTW agencies may pool funding from several HUD programs in order to allocate resources according to local determinations of the most effective use of funds in order to address local needs.

The MTW Program also provides greater flexibility in planning and reporting. MTW agencies may be exempted from routine program measures, such as HUD's Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) if these measures do not accurately reflect the agency's performance.

HANH's MTW program and flexibility includes, and is limited to, the following HUD programs: HANH's Public Housing Program (LIPH Operating Fund subsidy), Public Housing Capital Fund Program (CFP formula grants), and Section 8 (Housing Choice Voucher) Program for vouchers on yearly ACC cycles.

According to the MTW Agreement, HANH's MTW program does *not* include HUD grant funds committed to specific grant purposes, namely: HANH's HOPE VI grants for Monterey Place, HANH's HOPE VI grants for Quinnipiac Terrace/Riverview, any future HOPE VI Revitalization grants and other competitive grant funds awarded for specific purposes. These grant funded programs committed to specific purposes require HANH to provide periodic reports to HUD. Although these grant funded programs are not included in HANH's MTW program, HANH has included information, where relevant, regarding these grant funded programs in this MTW Annual Report for FY 2011.

HANH's original MTW Agreement with HUD became effective retroactively to October 1, 2000. The initial seven-year term of HANH's MTW status expired on September 30, 2008. HUD proposed a new, revised MTW Agreement

that would provide MTW status for 10 years. HANH executed the Amended and Restated Moving to Work Agreement on May 2, 2008. The Amended and Restated MTW Agreement governs HANH's MTW status through 2018. HANH made the agreement available for public review and comment for a 30 day period and conducted a public hearing at the end of the review period. The public hearing was conducted on February 25, 2008. The HANH Board of Commissioners approved the Amended and Restated MTW Agreement through Resolution No. 02-22/08-R on February 26, 2008.

HANH's MTW program is the product of an extensive planning process, conducted from 1998-2000, to establish long-term plans for improving our agency's operations and for transforming our public housing stock. During 2006-2007, HANH engaged in a planning process in order to update and reinvigorate our agency's plans. As a result of this planning process, HANH developed a Three-Year Strategic Plan for FYs 2007-2009. This Three Year Plan forms the basis of the agency's long-term planning process. The plan was updated in 2010 and includes HANH's Strategic Planning for FY2010 through 2012. The MTW planning process provides the agency with a mechanism for updating its long-term strategy on an annual basis by enabling HANH to take stock of the progress of its on-going activities and by addressing new concerns by establishing new goals and objectives. The 2010 Annual MTW Plan set forth a long-term vision for the agency for the next 10 years. The long-term vision for the agency centers on streamlining its processes to become more effective and innovative. The long-term vision also calls for the agency to enhance its efforts to promote the economic self-sufficiency of its residents and to increase the housing choices for them and its program participants, as well. The agency recognizes that its long-term viability rest with the economic well being of its residents and the variety of housing choices that it is able to provide them. The long-term vision also calls for the agency to develop relationships with local non-profit organizations to enhance the delivery of its programs, as well as looking to develop commercial ventures that will both expand housing choices in addition to making the agency more efficient.

HANH's 2010 MTW Plan was originally approved on June 16, 2009. There have been two amendments to the Plan. The following schedule indicates notice, hearing and approval by the Board of Commissioners.

#### Original Plan

Public Notice – April 23, 2009

Public Hearing – May 27, 2009

Board of Commissioner Approval – June 16, 2009

#### Amendment #1 to amend plan to included ARRA funded projects

Public Notice – November 19, 2009

Public Hearing – December 1, 2009

Board of Commissioner Approval – December 15, 2009

#### Amendment #2 broader use of HANH's funds, include MTW Agreement Amendment #2 language

Public Notice – April 28, 2010

Public Hearing – May 26, 2010

Board of Commissioner Approval – June 15, 2010

HANH's 2010 MTW Annual Report was approved by the Board of Commissioners on December 21, 2010 via Resolution #12-269/10-R approving the 2010 MTW Annual Report.

## B. New Objectives for FY 2010

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During FY 2010 HANH initiated several additional new initiatives designed to increase the efficiency and cost effectiveness of the program, increase resident/participant self sufficiency and to increase participant's housing choices.

### Increase Housing Choices for Low Income Families

Identify and realize Capital Projects- through the Agency-wide Needs Assessment performed in FY2009 for existing developments with outstanding improvements required. It was HANH's intent to update the Capital Improvements Plan and identify the site specific projects, projected costs and commitment by fiscal year and update HANH's Multi-Year Capital Plan projecting out to FY 2015. Efforts towards completion of this effort occurred during FY2010 and continues.

Voluntary Conversion of 904 Howard Ave (William T. Rowe).

HANH did not implement the Voluntary Conversion of 904 Howard Avenue; however, HANH did seek and obtained Demolition/Disposition approval in order to build a new William T. Rowe in conjunction with a Swap Agreement with Yale- New Haven Hospital. During FY2010, the construction of this project has begun with anticipated completion in 2011.

Develop Long Term Viability Plan for Valentina Macri (109 Frank St.). HANH has determined that the extent of repairs required exceeds HANH's ability to pay and the potential revenue generated does not cover operating expenses. HANH seeks to dispose of this property by way of a sale. An initial meeting was held with the residents in November, 2010 before the public hearing held on Wednesday, December 15, 2010. During fiscal year 2011 the following activities are anticipated: resident engagement process will occur consistent with Federal Regulations governing disposition of properties; identification of purchaser; obtain all necessary approvals – Local, State and Federal; and disposition of the property

Deconcentration of Poverty - By providing participants with additional information to aid their housing search in areas of low-poverty, HANH facilitated participants' expanded housing search. HANH has utilized a real estate consultant to assist in the identification of units in areas of low poverty and linked participants to these units.

Cap on Project Based Units in a Project. Increasing the cap from 25 to 75 percent for mixed finance projects and up to 50 percent in other cases will help to increase the supply of affordable low-income housing in areas that promote deconcentration of poverty

Implement Phase III of Quinnipiac Terrace. The Revitalization Plan calls for 33 rental units and 20 homeownership units. During FY2010, HANH did begin the 33 rental units, however, the 20 homeownership units are considered to be Phase IV.

### **Give Incentives to Families with Children Whose Heads of Household are Either Working, Seeking Work, or Participating in Job Training, Educational or Other Programs that Assist in Obtaining Employment and Becoming Economically Sufficient.**

Specialized Training Opportunities for HANH's FSS families. HANH provided specialized training in areas where there are employment opportunities such as health care, auto mechanics, retail sales, entry level banking positions and customer service. During FY2010, two residents were approved to participate in the Specialized Training program. The two (2) must now apply to Gateway Community College Nursing Program (RN). They have been scheduled to meet with admissions at Gateway for Nursing Admission Exam and enrollment into the program.

Business Development Support Program – HANH provided educational, training, financial management and administrative support services to start up and existing resident owned businesses to enhance their internal capacity and ability to compete in competitive procurement. HANH met its goal to create three new businesses during FY 2010.

HANH has been very successful in meeting its Section 3 employment, training, contracting and business initiatives during fiscal year 2010. Section 3 accomplishments are as follows:

Contracts awarded to section 3 Contractors represented 50.74% or \$22,084,051.17 of the total dollar value of \$43,522,341.72 in construction contracts awarded for the fiscal year.

The number of Section 3 Residents employed on HANH construction contracts represents 66.67% of the total number of jobs created on HANH projects during the fiscal year.

HANH achieved its goal creating three new Resident Owned Businesses (ROB) for fiscal year 2010, this brings the total number of Resident Owned Businesses to five and four of the ROB's are construction related business and one is a food vendor concern. Several of the ROB's have been successful in being awarded contracts with HANH to do vacancy reduction work. Additionally, one of the ROB's has successfully completed a competitive procurement process for new construction of twenty homeownership units with a contract value of 4.7 million dollars.

Supportive Housing Initiative with Department of Mental Health and Addiction Service (DMHAS). HANH proposed to provide twenty tenant based vouchers to participants screened by DMHAS' and were given a preference on the supportive housing wait list and intensive case management. During FY10, 10 families were housed. In the FUSE Project six (6) individuals have been housed and four (4) individuals have been housed with Housing First project.

### **Reduce Cost and Achieve Greater Effectiveness in Federal Expenditures**

Research and Evaluation. HANH proposed a research and evaluation study of its MTW program. During FY10 this was implemented and the first results of the research and evaluation are in Appendix A.

Replacement Housing Factor Fund Plan. The Housing Authority of the City of New Haven (HANH) obtained approval from HUD to reprogram Replacement Housing Factor Funds grants for 2007, 2008 and 2009 RHF grants and to reset the obligations and expenditure deadlines for the accumulated 2007, 2008 and 2009 RHF amounts. HANH obtained HUD approval on September 24, 2010 to accrue and expend \$2,399,440.00 of RHF funds for the mixed finance development of William T. Rowe and \$1,215,076.00 of RHF funds for the mixed finance development of Brookside.

## *C. On-going HANH Initiatives*

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HANH continues to make progress toward the following initiatives:

Project Modernization. During FY10 HANH completed the modernization projects at Fairmont, McConaughy, McQueeney, and the 4 Elderly Designated developments.

Property Disposition. HANH anticipated the disposal of 39 County Street. During FY10, HANH disposed of 39 County Street.

HANH intended to dispose of 7 Shelton Avenue and 620 Grand Avenue (Warehouse) during the FY2010 -With the transition to HUD's Asset Management Model, HANH believes that maintenance of a large centralized warehouse may present management problems for project-based management, and may prove to be unaffordable. Disposition of the warehouse will result in reduced operating costs and added revenue from the sale.

### 620 Grand Avenue

Disposition of the warehouse was begun in 2008 with efforts to negotiate the sale of this property. During FY 2009 a buyer was secured but as the closing date neared the buyer decided to attempt re-negotiations with HANH. The re-negotiated purchase price and proposed terms were not favorable to HANH and HANH will be placing the asset back on the real estate market.

### 7 Shelton Avenue Property

The sale of the 7 Shelton Avenue Property was secured through a negotiated sale for less than market value with Beulah Land Development Corporation, a not for profit housing development corporation, for the development of low income affordable housing units. During FY 2010 the purchaser, Beulah Land Development Corporation, presented a purchase option that calls for a purchase money and/or sale –lease back arrangement whereby instead of an upfront cash payment to HANH we would take a purchase money mortgage leasehold agreement. HANH would set up arrangements for a partnership with Beulah for the development of three affordable homes. The property would be conveyed to a partnership and hold the debt. The debt would be satisfied from revenues from the sale of the homes. Beulah is presently looking for financing for the project

Rent Simplification. HANH has completed transition to rent simplification model with all families on biennial or triennial recertification schedule.

Vacancy Reduction. HANH continues to show improvement from the baseline FY08 vacancy rate of 10%. The FY10 vacancy rate is 8%.

Inspections. HANH evaluated the impact of the transition to 20% LIPH unit inspection schedules and alternative HCV unit inspection schedule for high performing landlords. HANH achieved the 20% LIPH unit inspection schedule. The transition for alternative HCV unit inspection schedules did not occur until the end of FY2010 and will continue during FY2011.

Capital Fund Financing Program. HANH submitted the CFFP to HUD for funding for Brookside Phase I Rental and 122 Wilmot Road. Due to the intricacy of the CFFP, HANH was not able to issue bonds during FY2010 but will sell the bonds during FY2011.

Design Guidelines, TDC and HCC Waivers. HANH has implemented its revised design guidelines and will continue to use. TDC and HCC alternatives have been approved by HUD.

Energy Performance Contracting. HANH has contracted with energy consultants during FY2010 to pursue energy saving improvements. Implementation will continue during FY2011.

HCV Initiatives. HANH continued to market the direct deposit service and enrolled additional landlords during FY2010. As of September 30, 2010, 67% of all landlords were enrolled in direct deposit. Additionally, we introduced a foreclosure protection program and issued our first vouchers under this program during FY10. We have leased up 23 out of the 25 Foreclosure Tenant Based Vouchers. Activities that supported Expanded Choice in Family Moves have continued during FY10. HANH retained the services of an outside vendor to provide mobility counseling services. To date 35 HCV families have been housed through their service. Additionally, HANH increased its PBV program as outlined in this and previous plans and continued its planned allocation of PBV units during FY10.

LIPH Initiatives. Implementation of the marketing initiatives for Higher Income Eligible families began during FY09 with the development of marketing materials. Outreach continued during FY10. Additionally the re-entry pilot implementation was delayed but we have housed 11 out of 12 residents during FY10. Planned security improvements were undertaken and renovation of all acquired scattered site properties was completed during FY10.

Supportive Services. All planned supportive service initiatives have been implemented, including, Resident Services for families, Resident services for Elderly/Disabled, Supportive Services Contracts in E/D buildings, FSS program, Section 3 Employment and Training and SEHOP.

Major Redevelopment Activities. Each of the following major redevelopment activities has proceeded and described more fully in the tables: 122 Wilmot Road, West Rock Redevelopment, William T. Rowe and Quinnipiac Terrace III.

## ***II. General Housing Authority Operating Information***

### ***A. Who we serve?***

HANH serves approximately 5000 families through its low income public housing and housing choice voucher programs. The vast majority of these families fall in the Extremely Low Income category with 78% of LIPH and 75% of HCV families in this income category. 24% percent of LIPH families and 33% of HCV families earn wages. Less than 5% of all families report no income. 76% of households in LIPH range from 1 person to 3 person families and 86% of households in HCV range from 1 person to 3 person families. The following table summarizes the population demographics.

At baseline, HANH served a total of 4,827 families. Current numbers reflect an increase of approximately 180 families or 3% indicating that HANH is increasing the number of families being served.



A. Housing Stock Information:	
Number of public housing units at the end of the plan year:	HANH has a public housing stock of 2,576 public housing units. This includes 1,028 site-based family units; 916 Elderly/Disabled units; 289 Elderly only units, 184 Scattered Site units and 155 Non ACC units.
Description of any significant capital expenditures by development	<p>McConaughy Terrace modernization: \$15 m project completed during FY 2010</p> <p>Prescott Bush (elderly modernization project): \$7 m project completed during FY 2010.</p> <p>Fairmont Heights: \$700k window and roof replacement completed</p> <p>Ruoppolo Manor vacancies: \$260k</p> <p>Ruoppolo Manor windows and doors: \$960k</p> <p>Vacancy reduction agency-wide: \$775k</p> <p>McQueeney Towers –unit upgrades: \$1.6 m</p> <p>Valentina Macri- roof replacement: \$144k</p>
Description of any new public housing units added during the year of development (specifying bedroom size, type, accessible features, if applicable);	No changes.
Number of units removed from the inventory during the year by development specifying the justification for the removal.	<p>1 Scattered Site Unit at 39 County Street due to disposition.</p> <p>It was anticipated that dispositions would occur at the following sites, but this did not transpire during FY2010:</p> <p>17 units at Valentina Macri</p> <p>102 units at William T. Rowe</p>
Number of MTW Housing Choice Vouchers (HCV) units authorized;	HANH has budgetary authority for 4,379 housing choice vouchers.
Number of non-MTW HCV units authorized; and	HANH administers 80 Single Room Occupancy vouchers; and 35 VASH vouchers that are not included in the MTW program.
Number of HCV units to be project-based during the Plan year, including description of each separate project.	During FY2010, HANH leased 54 additional project based vouchers for a total of 244 PBVs at the close of FY2010
Overview of housing not managed by HANH.	<p>A total 155 Non ACC Units:</p> <p>Monterey 1 – 19</p> <p>Monterey 2 – 2</p> <p>Monterey 4 - 19</p> <p>Monterey 5 – 5</p> <p>Monterey Phase 2 – 14</p> <p>Eastview Terrace – 49</p> <p>William T. Rowe – 1</p> <p>Quinnipiac Terrace Phase 1 – 23</p> <p>Quinnipiac Terrace Phase 2 - 23</p>

<b>B. Leasing information, Actual</b>	
Actual total number of MTW Public Housing units leased in the Plan year;	<p>HANH ended FY2010 with 2,017 leased units. This represents an adjusted occupancy rate of 92.7%.</p> <p>Of HANH's total stock listed above, 155 are non-ACC units, 44 are approved non-dwelling units and 84 are under contract for capital improvements and modernization. This leaves 2,171 units available for lease. Of these, 2,017 were leased representing an occupancy rate of 92.7%.</p>
Actual total number of HCV units leased in the Plan year;	<p>HANH ended FY2010 with 3,068.</p> <p>At the start of FY2010 HANH had 3,047 vouchers under lease. It was anticipated that 367 would be added during the year for a total of 3,414. The remainder of HANH's MTW HCV funds are used for modernization, redevelopment and supportive services purposes as approved in the MTW agreement and detailed elsewhere in this report.</p> <p>HANH ended FY 2010 with 3,068 under lease. This was the result of construction delays in the Shartenberg (20 anticipated lease ups) and Brookside (50 anticipated lease ups) and delays in award of project based vouchers under the PBV RFP (19 anticipated lease ups) and delays in tenant based awards.</p>
Actual total number of non-MTW Public Housing units leased in plan year	HANH has 155 non-ACC units. All were leased.
Actual total number of non-MTW HCV units leased in the Plan year; and	<p>The agency lease up rates for its non MTW SRO Vouchers is 79 out of 80 for a utilization rate of 99%.</p> <p>The agency lease up rate for its non MTW VASH vouchers was 26 out of 35 for a utilization rate of 74%.</p>
Description of issues relating to any potential difficulties in leasing units (HCV or PH).	<p>HANH had no difficulty leasing units that were available for lease.</p> <p>Of HANH's total stock listed above, 155 are non-ACC units, 44 are approved non-dwelling units and 84 are under contract for capital improvements and modernization. This leaves 2,171 units available for lease. Of these, 2,017 were leased representing an occupancy rate of 92.7%.</p> <p>HANH ended FY 2010 with 3,068 under lease. This was the result of construction delays in the Shartenberg (20 anticipated lease ups) and Brookside (50 anticipated lease ups) and delays in award of project based vouchers under the PBV RFP (19 anticipated lease ups) and delays in tenant based awards.</p>
	HANH added 26 project based vouchers during FY 2010 bringing the total to 244.

<i>C. Waitlist Information</i>	
Number and characteristics of households on the waiting lists at end of plan year	As of September 30, 2010, the wait list had 8,268 applications on various lists. The actual individual/family applicant without duplication was approximately 3,624.
Descriptions of waiting lists and any changes that were made during Plan year	<p>LIPH Accessible Waitlist: 89; list is open</p> <p>LIPH Site based Family Development Waitlists: 4,494; some bedroom sizes at certain developments were open during FY2010</p> <p>LIPH Site Based Elderly Designated Waitlist: 108; list is open</p> <p>LIPH Supportive Housing Waitlist: 10; list is open</p> <p>HCV Tenant Based: 638; list is closed</p> <p>HCV Project Based Supportive Housing: 10; list is open</p>

### **III. Non – MTW Related Housing Authority Information (Optional)**

#### **Planned vs. Actual Uses of other HUD or Federal Funds**

HANH received the following sources of funds that are not included in the MTW block grant funding: ARRA formula based funds, ARRA CFRC competitive grant awards and ROSS grants. The uses of these funds are detailed below.

#### **• ARRA funded projects- CFRC competitive grants**

**Ruoppolo Manor – awarded \$2,476,400 for UFAS conversion in common areas and units.** This project was initiated during FY 2010 and will be completed during FY2011. 22 units are in the process of being converted to 11 UFAS compliant units. Common area upgrades will be completed creating 504 compliant common areas. The amount of ARRA CFRC Funds expended during FY2010 is \$213,099.

**Quinnipiac Terrace III- awarded \$5,000,000 for Phase III of the redevelopment of this development.** Construction of Phase III of the redevelopment of Quinnipiac Terrace was initiated during July 2010 Construction will be completed during FY2012. The amount of ARRA CFRC Funds expended during FY2010 is \$2,113,372.

**William T. Rowe- awarded \$10,000,000 for redevelopment of this development.** Construction of the redevelopment of William T. Rowe was initiated during August 2010. Construction will be completed during FY2012. The amount of ARRA CFRC Funds expended during FY2010 is \$3,144,820.

**Brookside Infrastructure- awarded \$4,733,966 for infrastructure improvements related to the redevelopment of Brookside and Rockview (West Rock).** Construction of the infrastructure related to Phase I, II and Homeownership will be completed during FY2011. The amount of ARRA CFRC Funds expended during FY2010 is \$2,901,356.

#### **• ARRA –Formula based.**

HANH expended the majority of its formula based funds during FY2010. The remaining stimulus based project - repairing the façade and replacing the roof at Crawford Manor – (budgeted at \$1,886,000) is underway. The remaining balance will be spent during FY2011. Summary of ARRA-Formula based expenditures to date follows:

Administration	Program Administration	\$ 44,352
Scattered Sites	Repair and Abate Vacancies	\$ 132,181
Essex Townhouses	Repair and Abate Vacancies; PNA	\$ 136,036
Fairmount	PNA	\$ 13,031
Ruoppolo Manor	PNA	\$ 13,031
Winslow Celentano	Repair and Abate Vacancies; PNA	\$ 102,200
Farnam Courts	Repair and Abate Vacancies; PNA	\$ 112,433
McQueeney	Kitchens and Bathrooms, PNA	\$1,041,121
Rowe	PNA	\$ 13,031
Crawford Manor	Façade and Roof Repair	\$1,314,575
Newhall Gardens	Heating System Upgrade, Mold Remediation and Flooring	\$ 319,984
Waverly	Repair and Abate Vacancies; PNA	\$ 65,893
Valley	Repair and Abate Vacancies; PNA	\$ 88,448
McConaughy	Repair and Abate Vacancies; PNA; Furnace Replacement	\$ 435,034
Abraham Ribicoff Cottages and Extension	Mold and Asbestos Remediation: PNA	\$ 260,904
Westville Manor	Repair and Abate Vacancies; PNA	\$ 485,888
	<b>Total</b>	<b>\$4,578,142</b>

• *Resident Opportunity and Self-Sufficiency (ROSS) grants*

HANH is the recipient of the following ROSS grants used for resident support services in family developments and elderly/disabled developments:

- HANH received a grant of \$348,223 for our family developments
- HANH received a grant in the amount of \$58,000 for the position of FSS Coordinator
- HANH was awarded a ROSS grant during FY2010 in the amount of \$720,000 to fund three Resident Services Coordinators in HANH's Family and Senior/Disabled developments.

FY 2010 ROSS grant expenditures were as follows:

CT004REF02A007- Family Developments	\$214,027
CT004RFS031A009- FSS Coordinator	\$35,908
CT004RPS047A009- Resident Service Coordinator	\$0

## ***Discussion of Non-MTW Activities Proposed by Agency***

During FY2010, HANH pursued the following non-MTW related initiatives. Separate approvals have been and will be sought where necessary.

- ***Section Eight Homeownership Program.*** HANH expanded its capacity to serve 150 total families in its Home Ownership Program. Each family may participate for up to 5 years and during their program enrollment, any incremental rent increases due to increased earned income are saved in escrow, on behalf of the family, which the family may use upon graduation for approved self-sufficiency purposes.

To date, 26 Residents have purchased homes. During 2011, we expect 5 additional residents to purchase homes.

- ***Supportive Housing Initiative with Department of Mental Health and Addiction Services.*** HANH planned to provide twenty (20) vouchers to participants receiving DMHAS' Intensive case management (ICM) services. Participants are screened by DMHAS and given preference on the supportive housing wait list. During FY2010 this initiative was implemented.

- ***Foreclosure Protection/Voucher Set Aside.*** New Haven, like many municipalities is facing an increasing crisis related to mortgage foreclosures. The loss of property by a landlord often threatens the housing of the HCV participant. As an effort to protect vulnerable residents HANH proposed a preference and voucher set-aside for victims of foreclosure. Additionally a glut of foreclosed properties threatens the viability of already vulnerable neighborhoods. The program includes both TBV and PBV but the combined total will not exceed 50. Vouchers are awarded to families whose housing is threatened because the property they are leasing goes into foreclosure and new owners who are purchasing a property in foreclosure. Tenants apply via the waitlist. Owners apply through the PBV RFP process. The program is not designed for the landlord who is in foreclosure. PBVs are awarded through a competitive process in partnership with the City of New Haven's Neighborhood Stabilization Program that targets foreclosed properties. TBVs are awarded by granting a preference on the HCV waitlist similar to families who are displaced due to governmental action. 10 TBVs were awarded. No PBVs have been awarded to date.

- ***Prison Re-entry Program.*** HANH established a preference for LIPH units (a maximum of 12 units) for individuals returning to the community from prison who are engaged in community supportive services and job skills training. Residents receive case management services which will assist them in identifying needs and coordinating referrals and services. Individuals participating in program will be lease compliant i.e. pay rent on time and will not be a nuisance to other residents, During FY2010 10 residents were leased under this program.

- ***Income Targeting.*** HUD's income targeting regulations require that least 40% of new admissions to the public housing program must be extremely low-income families (less than 30% of the area median). Housing authorities may be required to undertake affirmative measures to ensure that they comply with HUD's income targeting requirements. HANH has provided demographic data regarding the income levels of current residents and waiting list applicants in a prior Section of this MTW Annual Plan. As this data indicates, the vast majority (85% or more) of HANH's current residents and applicants are extremely low-income. HANH's existing program already satisfies HUD's income targeting requirements, with well more than 40% of new admissions being extremely low income families, without HANH taking any special measures. With over 85% of HANH's residents at the extremely low-income level, this creates challenges in creating viable communities. The result becomes communities plague by the social challenges of the extremely poor accompanied by the challenges of the financial viability of the property. During FY10 HANH planned to aggressively market its properties to new populations in an attempt to further stratify the income mix of these developments while still satisfying the requirement to admit at least 75% very low income residents. HANH's admission preferences have been programmed to draw families in accordance with this requirement. Additionally, HANH seeks to increase the self sufficiency of the existing public housing residents through the FSS initiatives and resident support services

discussed below. This initiative was delayed in implementation and is planned for FY2011.

- ***Promote Expanded Housing Opportunities for HCV Program.*** Under HANH's MTW Agreement with HUD, HANH is authorized to develop its own Leased Housing Program through exceptions to the standard HCV program, For the purposes of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods. This includes reasonable policies for setting rents and subsidy levels for tenant-based assistance. During FY 2008, HANH began to implement MTW Rent Standards that allow HANH to approve exception rents in the following cases:

- Wheelchair accessible units
- Large bedroom-size units (4 bedrooms or larger)
- Expanded housing opportunities in neighborhoods with low concentrations of poverty
- Housing opportunities in new development projects that include significant public investment to promote revitalization of neighborhoods
- Mixed-income housing opportunities that promote expanded housing opportunities and deconcentration of poverty.

In addition, HANH approved budget-based rent increases for landlords who make major capital improvements in their property, including accessibility modifications. These initiatives continued in FY 10. Requests for MTW Rent Standards were reviewed on a case-by-case basis. Under no circumstances may HANH approve an MTW Rent Standard above 150% without prior HUD approval. HANH reexamined its MTW Rent Standards monthly to ensure that HANH does not exceed 120% of the FMRs in the mean Rent Standard, which includes HAP payments to landlords, tenant rent payments to landlords, and any utility allowance amounts.

• ***Property Dispositions. HANH intended to dispose of the following properties during FY2010:***

- ***620 Grand Ave. (Warehouse) Disposition***

With the transition to HUD's Asset Management Model, HANH believes that maintenance of a large centralized warehouse may present management problems for project-based management, and may prove to be unaffordable. HANH plans to dispose of its warehouse. Disposition of warehouse was begun in 2008 with efforts to negotiate the sale of this property. During FY 2009 a buyer was secured but as the closing date neared the buyer decided to attempt re-negotiations with HANH. The re-negotiated purchase price was not favorable to HANH and HANH will be placing the asset back on the real estate market. Disposition of the warehouse will result in reduced operating costs and added revenue from the sale.

- ***Valentina Macri***

During FY2010, HANH conducted a feasibility study on this property. Based on the study, HANH has determined it is better to dispose of the property rather than invest any future funds for this project. A public hearing was held on December 15, 2010 to discuss HANH's intent.

- ***William T. Rowe Disposition***

During FY 2010, HANH began construction on the new William T. Rowe which is scheduled to be completed during FY2012. At that time, HANH will dispose of the existing William T. Rowe for mixed finance redevelopment purposes. The Authority obtained approval to demolish and dispose of Rowe to Yale-New Haven Hospital via fee simple transfer as part of a Swap Agreement with the Hospital. The property will not, however, be disposed of until FY 2012. HUD approved disposition in 2010, therefore, as units become vacant HANH will remove them from our inventory.

- ***7 Shelton Avenue***

The procurement disposition sale of the 7 Shelton Avenue Property was secured through a negotiated sale for less than market value with Beulah Land Development Corporation, a not for profit housing

development corporation, for the development of low income affordable housing units. During FY 2010 the purchaser Beulah Land Development Corporation presented a purchase option that calls for a purchase money and/or sale –lease back arrangement whereby instead of an upfront cash payment to HANH we would take a purchase money mortgage leasehold agreement. HANH would set up arrangements for a partnership with Beulah for the development of three affordable homes. The property would be conveyed to a partnership and hold the debt. The debt would be satisfied from revenues from the sale of the homes.

- ***Needs Assessment /Identify and Realize Capital Projects.*** In FY2009, an Agency-wide Needs assessment was completed. Using this information Capital projects were defined for existing developments with outstanding improvements required. This was accomplished during FY2010.

- ***Capital Fund Financing Program.***

Section 9 (d) of the Act authorizes PHAs to use their Capital Fund Program to finance the development or renovation of public housing. Section 9 (1) (I) of the Act authorizes PHAs to use operating funds to pay debt service. Section 30 of the Act, subject to HUD approval, allows PHAs to mortgage their properties to secure financing. The regulatory guidance for using Capital Fund Program funds to repay debt is set forth in 24 CFR Part 905. In general a PHA may pledge up to 33 percent of its CFP funds and 50 percent (but use up to 100 percent) of its RHF to pay debt service. The regulatory guidance for Operating Funds to repay debt is set forth in 24 CFR Part 990.400. Under 990.400 PHAs are permitted to pledge cash flow in from a project in excess of three months to pay debt service. Since HANH is an MTW agency that uses its Capital, Operating and Housing Choice Vouchers funds for any of the purposes under any of these programs, HANH proposed to use and pledge its excess HCV funds to pay debt service for the redevelopment of Brookside Phase I Rental and 122 Wilmot Road pursuant to 24 CFR part 990.400, HANH proposed to use excess cash flow from its Operating and HCV program that exceeds three months operating expenses. The CFFP plan was submitted to HUD for review and consensus could not be obtained regarding use of the HCV excess funds for this purpose. HANH reconsidered and has developed an alternative plan that is more consistent with traditional CFFP applications. This plan has been submitted to HUD for approval. HANH pledged its CFP and RHF funds with no pledge of HCV funds. As such, HANH's bonding capacity was reduced and HANH no longer anticipates funding 122 Wilmot Road development with the proceeds of the CFFP. Proceeds will be used to fund Brookside Phase 1 and 122 Wilmot Road. HANH was reviewed and rated by Standard and Poors and received a AA- rating. Bond documents have been developed. As redesigned, proposal no longer requires MTW flexibility and is therefore reported on in Section III.

- ***Project Based Voucher Program.*** In its Administrative Plan, HANH has established site and neighborhood standards to ensure that HANH's project based voucher program promotes statutory and local goals of deconcentration of poverty and expanding housing and economic opportunities. HANH has set forth its PBV Goals in the Administrative Plan. HANH's existing project based vouchers program i.e. Fellowship Place, ALSO Cornerstone and Continuum of Care (Norton Court Supportive Housing/Family Support Collaborative) and Park Ridge Associates, was expanded in FY09 through the competitive award and the completion of Eastview Terrace which includes PBV. Of those awarded, contracts and lease up occurred during FY09 and FY10.

- ***HANH to Retain 100% of Savings Achieved through Electricity Generation Rate Reduction Initiative in order to Self Finance Energy Conservation Measures:***

HANH has strategically procured a generation rate reduction of electricity and natural gas commodities in a deregulated market to support its efforts in the energy conservation. HANH successfully obtained a rate reduction through a competitive procurement process which has developed a reduction in its energy operating expenditures. Under current program regulations, HANH may propose to retain 50% of the savings obtained. Using MTW flexibility, HANH proposes to retain 100% of the savings generated. HANH placed 100% of the savings into an escrow account which will be utilized to self finance energy conservation measures. Retaining the savings and investing in ECM's will assist HANH in achieving its energy interests and goals and reduce overall operating costs. To date HANH has produced a savings in its electrical costs from June 2010 through September 30, 2010 in the amount of \$103,978.99. HANH further continues to reduce electricity consumption through education and literature to Residents.

## IV. Long-Term MTW Planning (Optional)

MTW Goal	Description of Long Term (10 Years) Strategic Plan
<p>1. Reduce cost and achieve greater cost effectiveness in Federal expenditure.</p>	<p>Streamline administrative functions in LIPH and HCV program operations through transition to paperless systems and electronic files.</p> <p>Continued process of streamlined administration of HCV program through introduction of HQS self certification program for model landlords.</p> <p>Exploration of regional provision of housing authority services on a fee for service basis.</p> <p>Disposition and/or conversion of remaining non-performing assets.</p> <p>Continued investment in technological advances to reduce administrative burden and create model wired and wireless communities.</p> <p>Continued investment in energy efficiency initiatives to improve the efficiency of HANH's operations.</p>
<p>2. Give incentives to families with children whose heads of household are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient</p>	<p>Develop transitional models of assistance that move families toward self sufficiency and away from subsidized housing in progressive steps.</p> <p>Expansion of resident owned business initiatives leading to an increase in the number of HANH contracts executed with such business enterprises and support for these businesses successfully competing for non-HANH work.</p> <p>Expansion of cost effective training programs and increase in number of residents participating in such.</p> <p>Expansion of supportive services programming to provide needed supports to families as they move toward self-sufficiency. In the long term, on-site supportive services is critical to our effective management of Elderly/Disabled developments—perhaps equally important to security improvements—as more than 90% of our Elderly/Disabled waiting lists are persons with disabilities and, based on recent admissions, the majority have significant behavioral health disabilities.</p> <p>Create linkages with local school system to support children's academic progress and attainment.</p>
<p>3. Increase housing choices for low income families</p>	<p>Complete final revitalization effort of HANH's LIPH housing stock through revitalization/redevelopment or disposition of remaining poor performing assets, e.g., Valentina Macri and Ribicoff Cottages and Extension.</p> <p>HANH will seek to address the housing crisis experienced by the otherwise eligible re-entry population by assisting with housing choices for individuals who are being serviced through a comprehensive service approach to re-entry.</p> <p>Development of home ownership options (West Rock and Quinpiac Terrace redevelopments)</p> <p>Promotion of housing opportunities for income eligible local workforce through LIPH and HCV programs.</p> <p>Promote development opportunities in non-HANH developments through use of housing choice vouchers to create mixed income, mixed finance viable housing opportunities for participants.</p>

## **V. Proposed MTW Activities: HUD approval requested but not implemented**

### **I. Security Deposit Guarantee Program: Implemented FY2009. Not implemented and will not implement due to lack of resident demand for program.**

It was anticipated that some low income families have difficulty paying the security deposit required by most landlords. Landlords are unwilling to lease a unit without a security deposit. The State of CT previously offered a security deposit guarantee program that assisted such participants. Due to fiscal constraints, in 2009 the State discontinued this needed program for Housing Choice Voucher participants. This initiative offers up to 1 month of security guarantee for eligible participants who are newly awarded a voucher and cannot afford the security deposit. Given that current voucher holders are under lease and need to maintain the unit in such condition that they would be able to retrieve their existing security deposit and use that for a future move, they are not eligible for this program. Based upon HANH's intended new voucher lease ups under the foreclosure protection program, VASH and project based voucher lease ups, it is anticipated that approximately 260 new lease ups may occur during FY11. Based upon current experience, HANH estimates approximately 10% or these individuals would have need for such a program. Eligible participants must be new lease ups, must be homeless or at-risk of homelessness and have a demonstrated inability to pay the security deposit. Eligible participants cannot be eligible for moving expenses under URA. This guarantee would cover expenses for damages made by the participant upon move out beyond normal wear and tear. Landlord would be required to submit documentation of the costs incurred. The deposit will not exceed one month rent.

However, participants did not indicate a need for this type of assistance, therefore, due to lack of demand HANH's program was discontinued.

<b>B.</b> MTW Statutory Objective	Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies that administer section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increases housing choices for low income families
C. Analysis of Impact on Stated objective	It was estimated that 1% of participants are unable to find suitable housing because they are unable to provide security deposit. The impact of paying an additional 2 months subsidy for these units is estimated to be \$60,000 (30 occurrences annually x \$ 990 (average monthly subsidy) x 2months). However, it is anticipated that landlords will be willing to remain in the program and continue to provide this housing opportunity to participants thereby promoting housing choice.
D. Actual performance Baseline/Benchmark	At baseline, no families were participating in this newly designed initiative. It was anticipated that during FY2009 26 families would access the program.
E. If Not Achieved, Why?	HANH has determined that implementation will not keep landlords in the program nor increase housing choice. Additionally, there has not been resident demand for the program.
F. Evaluate Effectiveness of Activity	N/A

G. Authorization Cited	The Amended and Restated MTW Agreement, Attachment C- Section D. 1.d. authorizes HANH to determine a damage claim and\ or vacancy loss policy and payment policy for occupied units that differs from policy requirements currently mandated in the 1937 Act and its implementing regulations.
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## ***2. Housing Choice Voucher HQS Inspections:***

Not implemented due to technical issues related to tracking of landlords and residents via the ELITE/Emphasys System.

HUD previously approved HANH's alternative MTW Voucher Program. This authorized HANH to implement alternate inspection procedures, in which property owners with a history of successful inspections will be subject to HQS inspections every two years, rather than annually. HANH's alternate inspection policy will alter only the current requirement that 100% of units are re-inspected annually. HANH does not intend to alter policies requiring pre-inspection of every unit prior to lease-up. Nor does HANH intend to alter policies related to quality control inspections or enforcement of HQS.

HANH's MTW Agreement provides authority for HANH to develop and test alternative methods for administering its Section 8 (HCV) program.

During FY 2009, HANH's MTW Voucher Program planned to implement alternative inspection requirements: property owners with a history of successful inspections will be subject to HQS inspections every two years, rather than annually; however, implementation issues delayed the start up. HANH intends to implement during FY2011.

Under this proposal HANH will continue to conduct initial HQS inspections of 100% of proposed units, as well as follow-up Quality Control inspections of approximately 10% of these units. If inspections identify a health and safety deficiency, it must be corrected within 24 hours. When inspections identify other HQS deficiencies, these must be corrected within 30 days or HANH will abate the landlord's rent. Quality Control inspections are performed in-house by HANH staff.

HANH's routine inspections are performed, under contract, by the City of New Haven's Livable City Initiative (LCI) division, which is the City agency responsible for building code inspections and other monitoring. HANH's Section 8 (HCV) department includes staff who have been HQS certified so that HANH can assist by conducting inspections in-house.

<p><b>B.</b> MTW Statutory Objective</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures.</p>
<p><b>C.</b> Analysis of Impact on stated Objective</p>	<p>It is anticipated that HANH's HQS inspection initiative will reduce the administrative burden of requiring inspections annually on properties that have a proven track record with the agency of compliance. Additionally, savings are anticipated as the agency fully transitions to the new model. During FY10 all properties continued to receive annual inspections. During FY11 properties that have had two years of consistent passes will be exempted from inspection and it is anticipated that the agency's expenditures in this areas will be reduced by 30%.</p>
<p><b>D.</b> Actual Performance v. Baseline/Benchmark</p>	<p>HANH will track the pass rate for agencies and the number of agencies that are exempt. Based upon this HANH will calculate the savings on an annual basis. Resident complaints will be logged to determine any negative impact of not inspecting units. Finally, landlord and resident satisfaction surveys will be conducted.</p> <p>HANH contracts for HCV inspections at a cost of \$247,000 annually.</p>
<p><b>E.</b> If Not Achieved, Why?</p>	<p>Implementation was delayed due to system problems. Full implementation is planned to begin in FY 2011.</p>
<p><b>F.</b> Evaluate Effectiveness of Activity</p>	<p>N/A</p>
<p><b>G.</b> Authorization Cited</p>	<p>The Amended and Restated MTW Agreement, Attachment C- Section D.5 authorizes HANH to develop and adopt a local policy designed to certify Housing Quality Standards</p>

### 3. Voluntary Conversion of 904 Howard Ave.

William T. Rowe is a non-performing asset with a vacancy rate excess of 10 percent, years of deferred maintenance and is difficult to market due to certain design deficiencies that negatively affect the security of the building. The property does not generate sufficient income to cover the operating of the building, thereby further exacerbating the long-term viability of this property. HANH is in the process of requesting a disposition of this asset for the purpose for developing a mixed finance project for this property. Meanwhile, HANH intended to provide funding for the occupied units at 120 percent of FMR, not to exceed the reasonable rent level. The project would remain under ACC, but HANH would provide funding under Section 8(o) rather than Section 9(e)(1) given its authority under its MTW Agreement to commingle these funds.

As the redevelopment effort commenced, coupled with award of an CFRC grant for the redevelopment of this project, it was no longer necessary to pursue the short term conversion option. Therefore, this initiative was not pursued.

<p><b>B.</b> MTW Statutory Objective</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families and Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures</p>
<p><b>C.</b> Analysis of Impact on stated Objective</p>	<p>Add revenues to cover essential project cost will help to improve operation by increasing staffing and reducing the average number of days it takes to respond to maintenance requests, both routine and emergencies.</p>
<p><b>D.</b> Actual Performance v. Baseline/Benchmark</p>	<p>Not implemented</p>
<p><b>E.</b> If Not Achieved, Why?</p>	<p>Business decision made to redevelop this property. During FY2010 land swap agreement was negotiated; resident agreement obtained; HUD approvals obtained; financing was obtained; and construction was initiated on new building.</p>
<p><b>F.</b> Evaluate Effectiveness of Activity</p>	<p>N/A</p>
<p><b>G.</b> Authorization Cited</p>	<p>N/A</p>

#### 4. Provide Marketing Incentives to Income Eligible Families to HANH Developments

HANH proposed to target families whose income is in the 50% to 80% of the Area Median Income (AMI), to provide housing in family developments. With over 85% of HANH's residents at the extremely low-income level, this creates challenges in creating viable communities. The results become communities plagued by social challenges of the extremely poor accompanied by challenges of the financial viability of the property.

This outreach will coincide with the significant capital investment in properties (McConaughy Terrace) and will focus on employers with a workforce earning eligible incomes.

Delays in creation of the marketing material and plan for this site meant that this initiative was not implemented during FY 2010. It is anticipated that it will begin during FY2011.

<p><b>B.</b> MTW Statutory Objective</p>	<p>Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies shall have the flexibility to design and test various approaches for proving and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures</p>
<p><b>C.</b> Analysis of Impact on stated Objective</p>	<p>HANH anticipates that by making these communities mixed income communities, with residents with higher incomes, it will revitalize the neighborhoods and will create a better living environment.</p>
<p><b>D.</b> Actual Performance v. Baseline/Benchmark</p>	<p>Not implemented</p>
<p><b>E.</b> If Not Achieved, Why?</p>	<p>Competing priorities delayed the implementation of this initiative. It is anticipated to begin in FY 2011.</p>
<p><b>F.</b> Evaluate Effectiveness of Activity</p>	<p>N/A</p>
<p><b>G.</b> Authorization Cited</p>	<p>The Amended and Restated MTW Agreement, Attachment C-Section C.3 authorizes HANH to develop and adopt a local policy designed to provide for deconcentration and income mixing in public housing communities.</p>

## **VI. Ongoing MTW Activities: HUD approval previously granted**

### Increased Housing Choice

#### **1.0 Development of Commercial Property at 122 Wilmot: Implemented FY2010**

The Authority has purchased a site at 122 Wilmot that is slightly more than one acre. The site had a deteriorated structure that was approximately 8,987 square feet. The structure has been demolished. The Authority plans to redevelop the site as a mixed use facility with 11,000 square feet of commercial and community space and 37 units of housing with supportive services to allow elderly persons to age in place and 10 transitional units for the homeless. The agency contemplates financing a portion of the cost of this project under the Capital Fund Financing Program (CFFP), private financing and MTW funds. This initiative will develop quality affordable low –income housing for seniors with supportive services and will develop commercial space providing much needed amenities for the community and job opportunities in a remote area of the City that services four public housing developments.

B. MTW Statutory Objective	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families.
C. Analysis of Impact on Stated Objective	The housing part of the development will increase quality affordable low-income housing opportunities while the retail portion of the project will provide employment opportunities for area residents and provide needed community amenities in an isolated part of the City.
D. Actual Performance v. Baseline/Benchmark	<p>Increased housing choice is measured by number of units developed.</p> <p>At baseline, no units exist. Property was a dilapidated business structure which has since been demolished.</p> <p>HANH will measure number of affordable low-income units created and square footage of retail space created. Units created will be tracked through Project Development pro forma.</p> <p>At the close of FY 2010 construction had not begun therefore no units have been created.</p> <p>Development Proposal Submission – 12/30/2010  Closing - 03/30/2011  Construction Start - 04/01/2011  Construction Completion - 10/01/2012</p>
E. If Not Achieved, Why?	Closing of Project delayed due to delay in receiving CFFP approval from HUD.
F. Evaluate Effectiveness of Activity	N/A

G. Authorization Cited	Section C.14. authorizes the Agency to enter into commercial business ventures to promote its neighborhood stabilization goals. Attachment C. Section B.b.ii authorizes the Agency to use its flexibility to use it Section 8(o) funds to develop assisted living and commercial facilities, including the acquisition of property.
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**1.2 Implement Local Total Development Cost (TDC) Limits and Hard Construction Cost (HCC) Limits:  
Implemented during FY2010**

HANH has determined that HUD's standard TDC limits do not reflect the local marketplace conditions for development and redevelopment activities. HUD's TDC cost limits reflect industry average with the quality of products being specified as average or good. HANH has identified the need to specify products that are of a higher level of quality so that it can reduce maintenance cost, increase durability and enhance the quality of life of the residents and remain marketable and competitive in the local rental market. Developing housing that addresses these objectives raises the costs of construction. Additionally, HANH's TDCs address the fact that the families served are relatively larger, our turnover rate is higher, and there are insufficient funds to perform adequate preventative maintenance. HANH prepared a TDC schedule which reflects construction and development costs in New Haven. The schedule is based on the average construction cost for a high quality two bedroom row home in the City.

HANH first submitted its revised Alternate TDC schedule as part of the Appendix to the MTW FY 2009 Report. During FY2010, HANH received HUD approval for its Alternate TDCs.

HANH revised its initial proposal providing clear rationale for the alternative TDCs in relation to local market conditions, justifying the need for higher finishes and larger sized dwelling units and the alternative Total Development cost Limits were approved by HUD on July 2, 2010.

The full methodology is presented in Appendix 1 of this Plan. The approved HCC and TDCs are presented in the following charts:

			Elevator Building	Low Rise/Walk-Up Building
	Source Data for Housing construction Costs (HCC).		Cost per square foot	Cost per square Foot
Step 1	2010 RS Means Repair and Modeling Cost Data @ 75th Percentile (National Standard)		\$ 137.00	\$ 111.00
Step 2	Adjust Step 1 for 99th Percentile (National Standard)		\$ 182.67	\$ 148.00
Step 3	Adjust Step 2 for Local City (New Haven) cost adjuster of 9.2%		\$ 199.47	\$ 161.62
Step 4	Adjust Step 3. to add a 5% contingency		\$ 209.45	\$ 169.70
	<b>HOUSING CONSTRUCTION COSTS</b>		<b>Cost Per Unit</b>	<b>Cost Per Unit</b>
Step 5	Housing construction Cost Estimate for a One Bedroom Unit		<b>\$ 146,615.00</b>	<b>\$ 135,760.00</b>
	Multiply Step 4. for an Elevator Building (\$209.45) by 700 SF for an average One Bedroom unit. ( $\$209.45 \times 700 = \$146,615$ ) and Multiply Step 4. for a Low-Rise Walk-Up Building (\$169.70) by 800 SF for an average One Bedroom Unit ( $\$169.70 \times 800 = \$135,760$ )			
Step 6.	Housing Construction Cost Estimate for a Two Bedroom Unit		<b>\$ 209,450.00</b>	<b>\$ 183,785.00</b>
	Multiply Step 4. for an Elevator Building (\$209.45) by 1000 SF for an average One Bedroom unit. ( $\$209.45 \times 1000 = \$209,450$ ) and Multiply Step 4. for a Low-Rise Walk-Up Building (\$169.70) by 1,083 SF for an average Two Bedroom Unit ( $\$169.70 \times 1,083 = \$183,785$ )			

TOTAL DEVELOPMENT COSTS					
Step 7.	One Bedroom Unit Total Development Cost Adjustment as Established by HUD. Multiply Step 5. HCC Cost per unit by 1.60 for Elevator Building and 1.75 for Low-Rise Walk -Up Building			<b>\$ 234,584.00</b>	<b>\$ 237,580.00</b>
Step 8.	Two Bedroom Unit Total Development Cost Adjustment as Established by HUD. Multiply Step 6. HCC Cost per unit by 1.60 for Elevator Building and 1.75 for Low -Rise Walk-Up Building.			<b>\$ 335,120.00</b>	<b>\$ 321,624.00</b>

	1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
	HOC	TDC	HOC	TDC	HOC	TDC	HOC	TDC
unit size SF	800	800	1083	1083	1360	1360	1575	1575
cost factor	\$ 169.70		\$ 169.70		\$ 169.70		\$ 169.70	
HUD Building type adjustment factor	1.31		1.18		1.06		1.01	
<i>HOC to TDC factor (Note: HANH used 1.65 as an adjustment factor rather than the permitted factor of 1.75)</i>								
HOC to TDC factor		1.65		1.65		1.65		1.65
New Haven MTW HOC & TDC Limits	\$ 177,846.00	\$ 293,445.00	\$ 216,866.00	\$ 357,830.00	\$ 244,640.00	\$ 403,655.00	\$ 269,950.00	\$ 445,418.00
unit size SF	800	800	1083	1083	1360	1360	1575	
cost factor	\$ 169.70		\$ 169.70		\$ 169.70		\$ 169.70	
HUD Building type adjustment factor	1.10		1.04		0.96		0.92	
<i>HOC to TDC factor (Note: HANH used 1.65 as an adjustment factor rather than the permitted factor of 1.75)</i>								
HOC to TDC factor		1.65		1.65		1.65		1.65
New Haven MTW HOC & TDC Limits	\$ 149,336.00	\$ 246,404.00	\$ 191,137.00	\$ 315,375.00	\$ 221,560.00	\$ 365,575.00	\$ 245,895.00	\$ 405,727.00
unit size SF	800	800	1083	1083	1360	1360	1575	
cost factor	\$ 169.70		\$ 169.70		\$ 169.70		\$ 169.70	
HUD Building type adjustment factor	1.00		1.00		1.00		1.00	
HOC to TDC factor		1.75		1.75		1.75		1.75
New Haven MTW HOC & TDC Limits	\$ 135,760.00	\$ 237,580.00	\$ 183,785.00	\$ 321,624.00	\$ 230,792.00	\$ 403,886.00	\$ 267,278.00	\$ 467,736.00
unit size SF	700		1000					
cost factor	\$ 209.45		\$ 209.45					
HUD Building type adjustment factor	1.00		1.00					
HOC to TDC factor		1.60		1.60				
New Haven MTW HOC & TDC Limits	\$ 146,615.00	\$ 234,584.00	\$ 209,450.00	\$ 335,120.00				

B.MTW Statutory Objective	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal Expenditures and that increase housing choices for low-income families.
C. Analysis of Impact on Stated Objective	<p>HANH's design standards provide larger units with additional amenities. The units have materials that are of higher quality than average for long-term viability and durability. These units are more marketable and expand the quality of housing for low income families.</p> <p>Projects that are completed using the new guidelines provide quality space and thereby housing of choice. The developments are more energy efficient, have a longer useful life and require less emergency work order requests.</p> <p>A secondary positive impact is the anticipated faster lease ups and fewer turnovers.</p> <p>Measures of success of this initiative include assessment of the marketability and desirability of the units, REAC scores and requests for work orders.</p> <p>At baseline, units are under construction.</p> <p>All measures show that units designed with HANH's design standards are meeting the market needs and cost less operationally.</p> <p>Approval of Alternate TDC's in July 2010 will allow use of the revised TDCs for the following redevelopment projects: Brookside, Rockview, William T. Rowe and Quinnipiac Terrace III</p> <p>Close Brookside Phase 1 Rental, Rowe Redevelopment, QT Phase 3 and Brookside Homeownership by September 30, 2010.</p> <p>Begin construction of these three projects by October 1, 2010,</p> <p>75 percent construction completion by December 30, 2011</p> <p>Creation of affordable low-income housing and affordable low-income homeownership units.</p>
D. Actual performance v. Baseline/Benchmark	<p>Brookside Phase 1 Rental was delayed due to the delay in getting approval of the Alternate TDC's. Delay in obtaining 24/9 approval from HUD delayed the closing of the Homeownership Project.</p> <p>Using the Alternate TDC's will allow for the development of 78 affordable rental units and 26 market rate units at William T. Rowe, 33 affordable rental units at QTIII, 100 affordable units at Brookside and 20 replacement affordable homeownership units at Brookside Homeownership.</p> <p>Units not yet constructed. No change to baseline and benchmarks is proposed.</p>
E. If Not Achieved, Why?	Projects closed during FY2010 with the exception of Brookside which will close in FY2011. Brookside HO will close in FY2011. Mixed finance and 24/9 approval from HUD delayed the closing of the Project.

F. Evaluate Effectiveness of Activity	N/A
G. Authorization Cited	Amended and Restated Moving to Work Agreement, Attachment C, and Section C.16 provides authorization for HANH to establish reasonable cost formulas for development and redevelopment activities.

**1.3 Cap on Project Based Units in a Project:  
Implemented FY2010**

Attachment C. Section D. (e) authorizes HANH to determine the percentage of housing voucher assistance that it is permitted to project base. Section D (e) waives certain provisions of Section 8(o) (13) of the Act that prohibits Agency from awarding not more than 25 percent of the dwelling units in any building with project based assistance. In those cases where project base units are needed to ensure viability of mixed finance projects, HANH may implement project base up to 75 percent of the units in the development provided the project leverage non-public housing authority investments and increases housing choices for low income families.

HANH will limit the amount of project base units in non-mixed finance projects to more than 50% of the units in the project; provided, however, that the agency may project base up to 75 percent of the units in such project if the project will provide replacement units for public housing units lost as a result of demolition or disposition, if the project is undertaken in a area where significant investments are being made, if the project will help to reduce de-concentration of very low income families, or if the project is located in areas that provide increased access to transportation or employment opportunities. Under the prior MTW Demonstration Agreement HANH was specifically authorized to provide assistance up to 50 percent of the units in a project. This authorization has been essential with helping to promote increased housing opportunities as well as to leverage private funds.

<p><b>B.</b> MTW Statutory Objective</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures. The statute also provides authorization for the agency to implement programs that promote housing choices for low income families.</p>
<p><b>C.</b> Analysis of Impact on Stated Objective</p>	<p>Increasing the cap from 25 to 75 percent for mixed finance projects and to 50 percent in other cases, helps to increase the supply of affordable housing in areas that promote de-concentration of poverty, provide housing in areas that are accessible to employment, schools, shopping and transportation, and help promote investments in areas that where other significant investments are being made. Increasing the cap will also increase the number of affordable units by increasing the amount of private debt a project can afford to pay.</p> <p>The metric for the Cap on Project Based Units in a Project is the number of affordable low-income housing units created. The Projects that will benefit from this project are: Rowe, QT III, Brookside and Dwight Cooperative.</p>
<p><b>D.</b> Actual Performance Baseline/Benchmark</p>	<p>Percentage of PBV: Rowe – 31% QTIII – 48% Brookside Phase 1 – 50% Dwight Cooperative – 50%</p> <p>Number of affordable low – income units to be created Rowe - 32 PBV Brookside Phase 1 – 50 PBV QT3 – 16 PBV Dwight Cooperative - 40</p> <p>No change to the baseline and benchmarks.</p> <p>Units are in planning or construction phase.</p>

E. If Not Achieved, Why?	
F. Evaluate Effectiveness of Activity	N/A
G. Authorization Cited	Section D.1.e and D.7 of Attachment C authorizes the Agency to set its own limit in spite of the 25 percent cap under Section 8(o) (13) of the Act.

#### *1.4 HCV Preference and set-aside for victims of foreclosures:*

New Haven, like many municipalities is facing an increasing crisis related to mortgage foreclosures. The loss of property by a landlord often threatens the housing of the HCV participant. As an effort to protect vulnerable residents, HANH established a preference for eligible HCV participants and applicants, up to 50 tenant based and/or project based vouchers annually, to prevent homelessness among this population.

This program includes both TBV and PBV but the combined total will not exceed 50. Vouchers may be awarded to families whose housing is threatened because the property they are leasing goes into foreclosure and new owners who are purchasing a property in foreclosure. Tenants apply via the waitlist. Owners apply through the PBV RFP process. The program is not designed for the landlord who is in foreclosure.

PBVs would be awarded through a competitive process in partnership with the City of New Haven's Neighborhood Stabilization Program that targets foreclosed properties. TBVs would be awarded by granting a preference on the HCV waitlist similar to families who are displaced due to governmental action.

During FY09 HANH began accepting referrals for this program. During FY2010, 25 tenant based vouchers were awarded and applications for the project based vouchers were received.

<p>B. MTW Statutory Objective</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase Housing choices for low income families.</p>
<p>C. Analysis of Impact on Stated Objective</p>	<p>At baseline no families participated in this program. It is anticipated that up to 50 families will apply and be granted such assistance.</p> <p>Benchmark: Preserve affordable housing opportunity for up to 50 families whose housing was otherwise threatened by foreclosure.</p> <p>Return up to 25 foreclosed properties to operation.</p> <p>Cost effectiveness for participants as PBV subsidized rents assist in keeping quality units affordable</p> <p>FY 2010 progress: During FY10, 23 Tenant Based Vouchers were utilized; 0 PBVs were issued.</p>
<p>D. Actual Performance v. Baseline/Benchmark</p>	<p>HANH has currently issued 25 foreclosure TBV and leased up 23 households. Of the anticipated 25 PBVs to be issued, none have been issued to date.</p>
<p>E. If Not Achieved, Why?</p>	<p>PBV awards were delayed and are anticipated to occur in FY2011.</p>
<p>F. Evaluate Effectiveness of Activity</p>	<p>The issuance of the foreclosure TBV has provided stable home to families who may otherwise be homeless.</p>
<p>G. Authorization Cited</p>	<p>The Amended and Restated MTW Agreement, Attachment C, Section D.4. Waiting List Policies authorizes HANH to establish preferences that differ from the currently mandated program Requirements of the 1937 Act and its implementing regulations.</p> <p>Section D.1.e authorizes HANH to determine the percentage of housing voucher assistance that it is permitted to project-base.</p>

**1.5 Promote Expanded Housing Opportunities for HCV Program:  
Implemented FY2008**

Under HANH's MTW Agreement with HUD, HANH is authorized to develop its own Leased Housing Program through exceptions to the standard HCV program, for the purposes of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods. This includes reasonable policies for setting rents and subsidy levels for tenant-based assistance. During FY 2008, HANH began to implement MTW Rent Standards that allow HANH to approve exception rents in the following cases: Wheelchair accessible units; Large bedroom-size units, (4 bedrooms or larger); Expanded housing opportunities in neighborhoods with low concentrations of poverty; Housing opportunities in new development projects that include significant public investment to promote revitalization of neighborhoods; and Mixed-income housing opportunities that promote expanded housing opportunities and deconcentration of poverty.

In addition, HANH approved budget-based rent increases for landlords who make major capital improvements in their property, including accessibility modifications. Requests for MTW Rent Standards will be reviewed on a case-by-case basis. Under no circumstances may HANH approve an MTW Rent Standard above 150% without prior HUD approval. HANH will reexamine its MTW Rent Standards monthly to ensure that HANH does not exceed 120% of the FMRs in the mean Rent Standard, which includes HAP payments to landlords, tenant rent payments to landlords, and any utility allowance amounts.

B. MTW Statutory Objective	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choice for low-income families.
C. Analysis of Impact on stated Objective	HANH's ability to approve exception rents has the impact of expanding housing choice for low income families that otherwise have difficulty accessing housing under the HCV program. Approval of exception rents slightly increases the annual expenditures under the HCV program.
D. Actual Performance v. Baseline/Benchmark	<p>Exception Rents Issued FY2008 - Base Year 0 HANH does not have tracking data for this fiscal year</p> <p>Exception Rents Issued FY2009 – 3 Exception rents were requested, 3 exception rents were approved 2 - Accessible Unit/Non-Impacted Area 1 – Hard to House due to Bedroom Size Lease up rate</p> <p>Exception Rents Issued FY2010 – 9 Exception rents were requested, 9 exception rents were approved 1 – Accessible Unit 7 – Hard to House due to Bedroom Size 1 – Hard to House due to Bedroom Size/Non-Impacted Area Lease Up rate</p>
E. If Not Achieved, Why?	N/A

<p>F. Evaluate Effectiveness of Activity</p>	<p>By allowing exception rents, families were able to locate and move into homes with 4 and 5 bedrooms, accessible features and in non-impacted area that they would not have been able to lease within the 110% Voucher Payment Standard. The average VPS was 128%.</p>
<p>G. Authorization Cited</p>	<p>The Amended and Restated MTW Agreement, Attachment C- Section D.2.a authorizes HANH to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations.</p>

## Increasing Family Self Sufficiency

### 2.0 *Family Self-Sufficiency Program:* Implemented FY2007

HANH’s FSS program provides intensive counseling and case management services to help participant families achieve their self-sufficiency goals, according to each family’s needs. In 2007, HANH revised its FSS program to include additional services to assist residents in addressing a full range of barriers to achieving self sufficiency and employment. This change has allowed HANH to provide much needed services to a larger number of LIPH and Section 8 residents. Service referrals focus on remedial education, literacy classes, GED preparation, vocational and financial management, job skills/ employability, etc. Further HANH has invested in Computer/Learning Labs which offer services that assist families in their move toward self-sufficiency. Finally, HANH has created a “Specialized Training” program which offers training in fields where there are employment opportunities i.e.: healthcare, auto mechanics, etc. This training should provide the skills necessary for residents to obtain employment or increase their earnings.

B. MTW Statutory Objective	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.
C. Analysis of Impact on Stated Objective	Residents progress towards self-sufficiency by addressing barriers they experience. Residents achieve economic self-sufficiency through employment.  Increased employment Increased family income
D. Actual Performance v. Baseline/Benchmark	Baseline: During FY2009 25 residents participated in the job skills/ employment training program.  Benchmark for FY 2010: 32 residents participate in job skills/employment training  Actual performance: During fiscal year 2010, 32 residents participated in job skills/employment training.  68% of residents enrolled in FSS increased their income and nine (9) became employed. Twenty-seven (27) residents participated in Job skills training and eight (8) completed computer skills training (basic and intermediate)
E. If Not Achieved, Why?	
F. Evaluate Effectiveness of Activity	Residents are progressing towards self-sufficiency by addressing barriers

G. Authorization Cited	The Amended and Restated MTW Agreement, Attachment C- Section B. 1. b.iii authorizes HANH provide case management activities , such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.
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**2.1 Promoting Self-Sufficiency/Earned Income Exclusion:**  
Implemented FY2008

HANH believes promoting self-sufficiency is most effectively accomplished through helping residents to access services and supports. Within that context, HANH’s MTW Rent Simplification Program includes an Incremental Earnings Exclusion for families who participate in HANH’s Family Self Sufficiency Program (FSS). Incremental Earnings Exclusion is phased increases in earned income over the five year term of a family’s participation in the FSS program. For example HANH will exclude from the determination of annual income 100% of any incremental earnings from wages or salaries earned by any family member during the first year.

B. MTW Objective	Statutory Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.
C. Analysis of Impact on Stated Objective	Residents will report increase in earned income. Resident will improve credit and build income for the first four years of the program.
D. Actual Performance v. Baseline/ Benchmarks	At baseline: 0% of program participants showed improved credit and saved income.  Average credit score of residents enrolled in FSS in 2008: 534  Average credit score of residents enrolled in FSS in 2009: 587 43% of the families increased their income. Average income of residents enrolled in FSS: \$18,526  Benchmark: During FY2010: Average income of residents enrolled in FSS: \$19,038.25 Average credit score of residents enrolled in FSS: 660  54% of program participants showed improved credit Average Earned income increased by 10% Average saved income increased by 10% Nine residents became employed for first time 68% of participants increased their income. Four residents were able to purchase homes.
E. If Not Achieved, Why?	
F. Evaluate Effectiveness of Activity	Average income of residents enrolled in FSS increased as well as average credit scores. These successes were noted despite overall economic downturn and challenges in economy.
G. Authorization Cited	HANH’s Amended and Restated MTW Agreement Attachment C Section C.11 and Section D.2 authorizes HANH to develop alternative rent policies and term limits.

## *Increasing Cost Effectiveness and Efficiency*

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### **3.0 Rent Simplification: Implemented FY2008**

As an MTW agency, HANH is authorized to develop and test alternate policies for more effective administration of its housing programs. . HANH's MTW authority permits HANH to develop and test alternate policies for establishing the rent contributions of families in the public housing and Section 8 (HCV) program. During FY 2007, HANH undertook an extensive planning process for establishing alternative rent policies. A primary purpose is to reduce the administrative burden of the recertification and rent calculation process. Our planning process included more than a dozen meetings with TRCs and public housing residents, a broadly-noticed meeting for Section 8 participants, which more than 300 families attended, regular ongoing consultation with the Resident Advisory Board, and regular ongoing consultation with New Haven Legal Assistance. It has also included extensive data analysis of the effects of MTW Rent Simplification Program on existing public housing residents and Section 8 participants. HANH's Rent Simplification program began in FY2008 and is now fully implemented.

HANH implemented its Rent Simplification Policy on January 1, 2008 with all families being recertified under the new system. HANH utilizes EIV for all third party verifications. In FY09 HANH implemented the alternate year recertification cycle with families recertified every two years and elderly and disabled families recertified every three years. Rent simplification includes the following aspects which are detailed in the chart that follows:

- i. Two and three year recertification cycles. Positive impacts related to less frequent recertifications are expected in administrative savings, resident/participant satisfaction and reduced need for interim recertifications. HANH will notify residents of the flat rent option and community service requirements on a cycle consistent with recertifications. However, residents/participants may request flat rent at any time outside of the recertification cycle if so desired.
- ii. Simplified Rent Tier that incorporates deductions. Positive impacts are expected in administrative savings, simplified process for residents/participants and fewer recertification appointments. Also, rent tiers have been built to minimize impact on residents during initial years and to phase in rent increases over time. Residents will not experience an overwhelming rent burden, yet will be incentivized to increase their earnings over time as their rent gradually increases. Impact on income, hardship and minimum rent participation will be tracked.
- iii. Exceptional expenses. Excessive resources are dedicated to verifying deductions for child care, medical and disability allowances. Third party verifications of these amounts are difficult to accomplish and the agency more often than not relies upon second and first party verifications of these deductions. Obtaining verification data also places an undue burden on the resident. To simplify this process, HANH will eliminate standard deductions for these amounts for elderly, disabled and non-elderly households. Households with exceptional expenses may request a rent reduction. This includes large families (with more than two children). It also includes families with excessive medical, disability assistance, or childcare expenses. The amounts of expense are set in \$1,000.00 tiers. This allows HANH to move away from verifying every last dollar. Tenants are not required to provide documentation of every dollar of expense; rather, tenants need only provide documentation sufficient to meet the appropriate tier. The amount of monthly rent reduction is established at the mid-range of the tier. Households with exceptional expenses will receive a direct reduction of the monthly rent. However, no tenant's rent will be reduced below a rent of \$50.00 as a result.

Tiered Amount of Expenses	Monthly Rent Reduction
\$ 2,000 - \$ 4,000	\$ 75 (equivalent to \$3,000 deduction)
\$ 4,000 - \$ 6,000	\$ 125 (equivalent to \$5,000 deduction)
\$ 6,000 +	Hardship Review

- iv. Minimum Rent of \$50. HANH established a minimum rent of \$50 with the expectation that everyone pays something for their housing. There are residents who are unable to pay the minimum rent and can request a hardship. These individuals meet with HANH staff to determine the nature and length of the hardship and their rent is then modified based on information collected. In order to move these residents towards self sufficiency they are referred to the Family Self-Sufficiency program.

HANH anticipates positive impact on resident's move toward self sufficiency for the lowest earning families as they are incentivized to enroll in FSS. FSS enrollment rates will be tracked.

<p>B.MTW Statutory Objective</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance reduce cost and achieve greater cost effectiveness in Federal expenditures and give incentives to families with children whose heads of household are either working, or seeking work; and to test initiatives that provide a more cost effective way of administering the program.</p>
<p>C. Analysis of Impact on Stated Objective</p>	<p>HANH's Rent Simplification Program is designed to reduce the administrative burden of administering the program thereby developing a more cost effective program. During the implementation year, FY08, all families were scheduled to be seen to establish the baseline data. During FY09 when only 1/3 of elderly/disabled families and 1/2 of all other families were seen, administrative savings are realized as staffing levels were reduced in accordance with implementation. Additionally with the simplified rent tables, it is anticipated that rent calculation errors will be decreased.</p>

<p>D. Actual Performance v. Baseline/Benchmark</p>	<p><b>Baseline:</b>  All incomes, previous deductions, rents and subsidies were recorded for each resident/participant prior to transition to rent simplification.  All families on minimum rent must enroll in FSS (with the exception of Elderly/Disabled families).</p> <p>This provides the baseline data against which change is measured.  This database also provides the baseline rents that are compared to ensure that no resident/participants rent increases beyond the approved levels during years 1 through 5 of the implementation.</p> <p>Additionally, personnel costs were documented at the start of the implementation.  HANH's administrative savings related to personnel savings over FY08 equaled \$133,000.</p> <p><b>Benchmarks:</b>  <b>Rent burden does not exceed 28.5% of household income</b>  <b>Family income will increase</b>  <b>Number of annual recertifications will decrease from approximately 5000 to 2000</b></p> <p><b>FY08-</b>  <b>HCV</b>  Average resident/participant income - \$14,661  Average TTP - \$322;  Number of annual recertifications - 2,947  Rent tiers set at 28.5%</p> <p><b>LIPH</b>  Average resident/participant income -\$13,100  Average TTP \$275  Number of annual recertifications -1,514  Rent tiers set at 28.5%</p> <p><b>FY09-</b>  <b>HCV</b>  Average resident/participant income - \$13,392  Average TTP \$220  Number of annual recertifications -1,888  Rent tiers set at 28.5%</p> <p>Deferred administrative costs remain at \$133,000. No additional savings.</p> <p><b>FY10-</b>  <b>HCV</b>  Average participant income \$14,970  Average TTP \$136;  Number of annual recertifications - 1373  Rent tiers set at 28.5%</p> <p><b>LIPH</b>  Average resident income \$13,346  average TTP \$219;  Number of annual recertifications 891 Rent tiers set at 28.5%</p> <p>Deferred administrative costs remain at \$133,000. No additional savings.  Calculation errors will be tracked beginning in FY2011.</p>
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E. If Not Achieved, Why?	
F. Evaluate Effectiveness of Activity	<p>During FY10 HANH recipients experienced the next phase in of the rental portion increase however this did not result in an overall increase in TTP and did not exceed the rent burden percentage established of 28.5%. HANH has determined that the simplified rent process has resulted in no increased rent burden, resulted in personnel (administrative) savings and reduced errors in rent calculation.</p> <p>Rent Simplification has relieved the burden for residents and participants having to come into the office to update information.</p> <p>Rent Simplification ensures no family pays more than 28.5% of their income toward housing expenses.</p> <p>HANH will continue to evaluate the effectiveness of this initiative on incentivizing work.</p> <p>HANH will track calculation errors beginning in FY2011.</p>
G. Authorization Cited	HANH's Amended and Restated MTW Agreement Attachment C Section C.11 and Section D.2 authorizes HANH to develop alternative rent policies and term limits.
H. Hardship Reviews	During FY2010, 79 hardship reviews were requested. 37 were granted. 42 were denied. Most denials were due to resident failure to show for hardship hearing or lack of documentation of extraordinary expense.

**3.1 LIPH Public Housing UPCS Inspection:**

**Implemented 2008**

HUD has previously approved HANH’s proposal to adjust its LIPH unit inspection protocols. HANH previously conducted UPCS inspections of 100% of units and sites each year. UPCS inspections include the entire housing stock, including vacant units.

The UPCS inspections cover all five areas covered in HUD’s REAC standards: Dwelling Units, Common Areas, Site, Building Exteriors, and Building Systems. Any deficiencies identified through HANH’s UPCS inspections generate work orders to correct the deficiencies. HANH has established a preventive maintenance plan with a regular periodic schedule of inspections; HANH conducts housekeeping inspections as part of all routine inspections and on an as-need basis. During FY 2009, HANH did a random sampling of no less than 20% of units based on the results of HANH’s preventive maintenance program, development performance, and other management needs. This activity continued into FY2010.

B. MTW Statutory Objective	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance reduce cost and achieve greater cost effectiveness in Federal expenditures.
C. Analysis of Impact on Stated Objective	A comprehensive preventative maintenance program ensures that units, sites, buildings and systems receive regular inspections. Consistent oversight of work order completion rates ensures that the work that is identified is performed in a timely manner. As such, HANH has implemented a cost effective initiative that reduces the number of UPCS inspections that must be completed each year. By targeting UPCS inspections at properties most in need, HANH can maximize use of limited resources.
D. Actual Performance v. Baseline/Benchmark	<p>FY 07 provided the baseline data during which all units were inspected. Beginning in FY08, 20% of units are selected each year for inspection. Units in developments with poorer REAC scores will be more heavily sampled for inclusion in inspection sample.</p> <p>During FY08, HANH’s average agency wide REAC score was 82.11 points. FY08 Cost for inspections \$16,446.50</p> <p>During FY09, HANH’s average agency wide REAC score was 79.59 points. FY09 Cost for inspections \$4,930.25</p> <p>Scores for FY10 are not available as of the writing of this plan, FY10 Cost for inspections \$9,414.00</p>
E. If Not Achieved, Why?	
F. Evaluate Effectiveness of Activity	Positive impact with reduced cost savings of 50% of the overall cost of inspections and negligible change to the overall agency REAC score.
G. Authorization Cited	The Amended and Restated MTW Agreement, Attachment C- Section C.9 authorizes HANH to develop simplified property management practices including alternative property and system inspection protocols.

3.2 *Implement Mandatory Direct Deposit for Housing Choice Voucher Landlords:*

**Implemented FY 2010**

HANH believes that our ability to effectively manage our HAP payment process will be greatly enhanced by implementing mandatory direct deposit of all landlords who participates in the HCV program. This will create administrative savings in program operating costs.

<p><b>B.</b> MTW Statutory Objective</p>	<p>Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures</p>
<p><b>C.</b> Analysis of Impact on Stated Objective</p>	<p>Implementation of this initiative will reward landlords with timely and accurate HAP payments. This increases efficiency while easing HANH's burden to accurately administer 1,300 HAP payments to landlords. This initiative minimizes landlord complaints on non-payment of HAP payments and reduce administrative costs of administrating the program.</p>
<p><b>D.</b> Actual performance v. Baseline/Benchmark</p>	<p>At baseline, HANH served over 1,300 landlords and approximately 634 had authorized agreements for direct deposits, which is about 49%. Baseline costs to process a check is \$7.50.</p> <p>Goal: HANH seeks to increase direct deposit utilization to 100%. All new owners are required to enter in Direct Deposit Agreements.</p> <p>HANH implemented a mandatory Direct Deposit Program during FY2010 in which all new landlords are enrolled in direct deposit.</p> <p>At end of FY10, HANH had 889 of the 1,320 landlords or 67% enrolled. The cost to process one check equals \$7.50. The increase in enrollment during FY 2011 saves approximately \$23,000 annually.</p>
<p><b>E.</b> If Not Achieved, Why?</p>	<p>HANH has enrolled all new landlords into the mandatory direct deposit program. Existing landlords continue to be enrolled on a voluntary basis. The un-enrolled landlords are hesitant to enroll and HANH continues outreach to them. Given progress over the past year, HANH is not proposing a revision to this goal at this point.</p>
<p><b>F.</b> Evaluate Effectiveness of Activity</p>	<p>Direct deposit saves HANH the cost of issuing checks and guarantees faster payment the landlord. There isn't a delay in receiving payment because of the mail.</p>
<p><b>G.</b> Authorization Cited</p>	<p>The Amended and Restated MTW Agreement Attachment C Section D.1 authorizes HANH to determine the term and content of the HAP contracts to owners during the term of the MTW demonstration</p>

## VII. Sources and Uses of Funding

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### A. Unaudited Financial Statements

HANH's FY2010 MTW Annual Budget is as follows:

#### Sources and Uses

FY2010

<u>Sources</u>	<u>Budget</u>	<u>Unaudited Actual</u>
Rent	\$ 3,877,315.00	\$ 3,897,204.00
Operating Subsidy	\$ 14,030,997.00	\$ 14,561,594.00
Other revenue	\$ 918,000.00	\$ 255,125.00
Earned fees	\$ 3,745,594.00	\$ 1,820,436.00
HCV subsidy	\$ 47,000,000.00	\$ 51,893,404.00
Capital funds	\$ 4,400,000.00	\$ 4,465,476.00
<b>Total Sources</b>	<b>\$ 73,971,906.00</b>	<b>\$ 76,893,239.00</b>
<u>Uses</u>		
<b>Operations</b>		
LIPH	\$ 21,902,366.00	\$ 21,864,341.00
HCV	\$ 3,522,724.00	\$ 2,584,243.00
Supportive Housing/FSS/SEHOP/Section 3	\$ 147,810.00	\$ 210,720.00
<b>HCV Expenses</b>		
HCV HAP	\$ 35,117,353.00	\$ 34,338,663.00
Capital Projects/Modernization/Redevelopment*		
UFAS unit conversions	\$ 500,000.00	\$ 627,150.00
Essex Townhouses improvements	\$ 1,202,000.00	\$ 580,153.00
Fairmont Manor windows and roofs	\$ 1,000,000.00	\$ 501,580.00
Ruoppolo Manor improvements and vacancy reduction	\$ 985,000.00	\$ 1,472,715.00
Winslow Celentano elevator replacement and vacancy rehab	\$ 235,000.00	\$ 309,247.00

Farnam Court vacancy rehab	\$	30,000.00	\$	21,610.00
McQueeney Towers modernization	\$	2,500,000.00	\$	2,276,392.00
William T. Rowe parapet repair	\$	45,000.00	\$	20,122.00
Crawford Manor abatement and vacancy rehab	\$	150,000.00	\$	145,080.00
Newhall Gardens HVAC replacement	\$	100,000.00	\$	152,286.00
Valley and Waverly Townhouses exterior door replacement	\$	471,000.00	\$	43,701.00
McConaughy Terrace fire damage units and window replacement	\$	3,500,000.00	\$	4,138,652.00
Ribicoff Cottages fire damage units and fence installation	\$	155,000.00	\$	150,507.00
Valentina Macri roof and walkway protection	\$	155,000.00	\$	171,121.00
Robert T Wolfe UFAS compliance conversions	\$	2,300,000.00	\$	1,984,617.00
295 Wilmot Road chimney demolition	\$	90,000.00	\$	100,338.00
Prescott Bush modernization	\$	2,322,000.00	\$	479,234.00
CB Motley drainage remediation	\$	50,000.00	\$	30,662.00
Monterey Place unit inspection/UFAS compliance	\$	2,000.00	\$	3,031.00
Katherine Harvey Terrace smoke alarms	\$	1,000.00	\$	929.00
Quinnipiac Terrace I and II Unit inspection/UFAS compliance	\$	15,000.00	\$	13,338.00
Administration	\$	567,910.00	\$	567,910.00
Capital subtotal	\$	16,375,910.00	\$	13,790,375.00
(*Note that some Capital Projects are multi-year projects)				

Supportive Services

Section 8 Supportive Services	\$	5,000.00	\$	6,558.00
Westville Manor Supportive Services	\$	5,000.00	\$	5,155.00
Valley Supportive Services	\$	5,000.00	\$	3,047.00
Crawford Supportive Services	\$	219,097.00	\$	182,580.00
McQueeney Supportive Services	\$	153,300.00	\$	140,639.00
Robert T Wolfe Supportive Services	\$	147,500.00	\$	135,322.00
Farnam Court Supportive Services	\$	5,000.00	\$	4,708.00
Ruoppolo Manor Supportive Services	\$	95,000.00	\$	87,192.00
Eastview Terrace Supportive Services**	\$	185,100.00	\$	34,936.00
Scattered Sites Supportive Services	\$	22,000.00	\$	10,764.00

Agencywide job skills training, construction workforce initiative and other supportive services\*\*\*

\$	384,733.00	\$	312,280.00
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<b>Supportive Services subtotal</b>	\$	1,226,730.00	\$	923,181.00
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(\*\* Vendor contract began 7 months into the year)

(\*\*\* Contract amount reduced)

Development projects\*\*\*\*

Quinnipiac Terrace III	\$	500,000.00	\$	187,797.00
William T. Rowe	\$	3,000,000.00	\$	416,434.00

West Rock Redevelopment	\$	750,000.00	\$	797,477.00
Brookside Redevelopment	\$	1,500,000.00	\$	1,025,253.00
Dwight Gardens	\$	-	\$	1,050.00
<b>Development Projects subtotal</b>	\$	5,750,000.00	\$	2,428,011.00
(***)Development commitments are multi-yeat)				
<b>Total Uses</b>	\$	84,042,893.00	\$	76,139,534.00
Surplus/Deficit	\$	(10,070,987.00)	\$	753,705.00

Summary of Authority Reserves

FDS#	Description	9/30/2010
111	Cash – Unrestricted	41,613,323
120	Total Receivables	8,370,438
	Total	49,983,761
310	Total Current Liabilities	5,419,712
	Current Portion of Long Term Debt – Capital Projects	0
343	Total	5,419,712
	Total Reserves	44,564,049
	LIPH/COCC Operating Reserve Set aside - 2 months	(4,866,666)
	HAP Reserve Set Aside - 1 months	(3,000,000)
	Net MTW Reserves	36,697,383

The Authority has entered into contracts for major repairs, renovations and development of its properties that will result in a significant reduction in Authority current liquid reserves and accumulation of future liquid reserves. Subsequent to September 30, 2009 the aggregate commitment of current funds to date for uncompleted contracts aggregated approximately **\$22.3** million. Additional contracts in excess of **\$22.6** million are in various stages of approval with a high expectation of commitment in near future years. The funds required to pay these contract commitments are currently held in reserve accounts in the name of the Authority or will be earned by the Authority in near future years.

**Contracts (\$22.3million)**

Rowe Land Swap Escrow – closed in FY2010- \$5.2

Rowe Environmental – closed in FY2010- \$.5

QT III Costs – closed in FY2010 - \$1.511 + \$1.261

Rowe Costs – closed in FY2010 - \$5.032+\$5.593

Brookside Phase 1 Rental – closed in FY2011 (October 2010) - \$2.5289+\$2.882

Brookside Home Ownership – closed in FY2011 - \$2.5

**In approval stages – (\$22.6 million)**

Brookside Phase 2 Rental - expect to close FY 2012 \$4,011,740

Rockview Phase 1 Rental - expect to close FY 2012 \$7,072,458

122 Wilmot Road - expect to close FY 2012 \$3,200,000\* + \$8,300,000 (if we do not do CFFP)

Val Macri Disposition - expected FY 2012 \$50,000

HANH expended the majority of its ARRA formula based funds during FY2010 as follows:

Administration	Program Administration	\$ 44,352
Scattered Sites	Repair and Abate Vacancies	\$ 132,181
Essex Townhouses	Repair and Abate Vacancies; PNA	\$ 136,036
Fairmount	PNA	\$ 13,031
Ruoppolo Manor	PNA	\$ 13,031
Winslow Celentano	Repair and Abate Vacancies; PNA	\$ 102,200
Farnum Courts	Repair and Abate Vacancies; PNA	\$ 112,433
McQueeney	Kitchens and Bathrooms, PNA	\$1,041,121
Rowe	PNA	\$ 13,031
Crawford Manor	Façade and Roof Repair	\$1,314,575
Newhall Gardens	Heating System Upgrade, Mold Remediation and Flooring	\$ 319,984
Waverly	Repair and Abate Vacancies; PNA	\$ 65,893
Valley	Repair and Abate Vacancies; PNA	\$ 88,448
McConaughy	Repair and Abate Vacancies; PNA; Furnace Replacement	\$ 435,034
Abraham Ribicoff Cottages and Extension	Mold and Asbestos Remediation: PNA	\$ 260,904
Westville Manor	Repair and Abate Vacancies; PNA	\$ 485,888
	<b>Total</b>	<b>\$4,578,142</b>

CFRC- ARRA Funds

Grant	Award	Expended in FY 2010
Ruoppolo Manor UFAS conversion	\$2,476,400	\$213,099
Quinnipiac Terrace III	\$5,000,000	\$2,113,372
William T. Rowe	\$10,000,000	\$3,144,820
Brookside Infrastructure	\$4,733,966	\$2,901,356

**B. Planned Sources and Expenditures of State or Local Funds**

State

No State of Connecticut funds were anticipated nor received during FY2010.

Local

Project	Funding source	Planned	Actual
Brookside	City Of New Haven	\$0	\$1,760,000

The City of New Haven money was not anticipated until FY2011. The City accelerated its distribution of the funds allowing for actual receipt during FY2010.

**C. Planned vs. Actual Use of COCC**

Activity	Funding source	Planned	Actual
Operating Expenses	Asset Management , Management and Bookkeeping Fees	\$2,833,935.84	\$2,181,288.73

**D. Deviations from Cost Allocation or Fee-For-Service Approach**

Not applicable

**E. Planned vs. Actual use of Single –Fund Flexibility**

*MTW Initiatives Requiring MTW Funding Fungibility Only*

**Energy Performance Initiative:**

During FY2010 HANH selected a consultant to analyze utility costs, procure favorable supplier rates, budget forecasting for utilities and make recommendations for energy savings and to identify efficiency projects, consumption reduction measures

**Deconcentration Initiative:**

HANH has undertaken an initiative to assist Housing Choice Voucher participants to lease up in communities with low poverty concentrations. HANH contracts with a real estate professional to identify potential units, conduct unit showings and create a potential housing list.

**Complete Eastview Phase I:**

Eastview Terrace was a General Occupancy development with 142 units that had severely deteriorated and was in need of redevelopment. During FY2006, all remaining residents of Eastview Terrace had been relocated. During FY 2007, HANH conducted demolition of 9 buildings (52 units) and abatement of all units. HANH had a March 2008 closing for mixed finance redevelopment of the site. Phase I construction began in Fall 2007 and is expected to be completed in July 2009. It includes major renovations of 90 existing units, new construction of 12 additional units, and new construction of a community center. The project included significant site improvements, including improved parking and security measures as well as construction of a community center. During FY 2010 construction was completed and the building was fully occupied.

**West Rock Revitalization:**

HANH has received approval of HUD to dispose of the Brookside property in FY 2010. HANH will request approval of disposal of Rockview in FY 2012.

The West Rock revitalization is a project to redevelop two obsolete Public Housing developments, Rockview Terrace and Brookside, and one additional parcel that previously contained a commercial building. The 491 Public Housing units and the retail building that have stood on the three sites will be replaced with a mix of Project-Based Section 8/LIHTC rental, Public Housing/LIHTC rental and affordable homeownership housing totaling 472 units, along with 8,987 square feet of retail space at the 122 Wilmot site. The rental units will consist of 392 units, 352 family townhouse units and 40 senior units in a mid-rise building. The homeownership component will consist of 38 units.

The project will be carried out in multiple phases. The revitalization of the Brookside site will consist of two rental phases and one homeownership phase. The revitalization of the Rockview site will be carried out in two rental phases and two homeownership phases. The estimated cost of the revitalization of all three sites is \$150-\$200 million. HANH intends to submit an application for HOPE VI funding for Brookside and/or Rockview with an off-site component consisting of residential units, commercial and retail space.

HANH has partnered with Michaels Development Company, a nationally known developer of affordable housing with a large portfolio, to redevelop the Rockview and Brookside public housing sites. Brookside, Rockview and the commercial space located at 122 Wilmot Road have all been demolished. During FY 2010, construction began on the infrastructure necessary for the Brookside rental and homeownership phases.

The redevelopment of Rockview, Brookside and Wilmot Road are all part of HANH's MTW Plan. HANH's goals in undertaking the project are to replace the blighted public housing developments and commercial building on the three sites with high-quality, well-designed residential and commercial units, provide upgraded affordable rental and homeownership opportunities to residents, improved essential services to residents and improve the quality of the surrounding neighborhood and integrate it more fully into the surrounding city.

#### *Brookside Phase I Description*

The phase for which RHF funds will be used is Brookside Phase I Rental. The phase will consist of 101 family units in two-story townhouse structures. The projected subsidy mix is 50% Public Housing and 50% Project-based Section 8, with all units also being Low Income Housing Tax Credit units under Section 42. The units will be a mix of one-, two-, three and four-bedroom units, including 14 handicapped-accessible units.

The projected cost of the phase is approximately \$45.8 million. In addition to the \$1,215,076 in RHF Funds for which reprogramming is requested, approximate projected sources for the redevelopment include \$1.6 million in 4% Low Income Housing Tax Credits generating \$12.6 million in investor equity, \$10.6 million in CFFP, \$3,000,000 in CFRC, \$3.5 million in infrastructure funds from the City of New Haven, \$402,770 in state tax credits, and \$201,257 in deferred developer fee.

HANH conveyed the land under a long-term ground lease to the ownership entity, which will be a limited liability company consisting of the developer as managing member and the tax credit investor as investor member. HANH will have the right to replace the developer as managing member following completion and stabilization of the development.

The Brookside site is vacated and all structures have been demolished. The infrastructure was initiated during FY2010.

#### **FY2010:**

Submitted application for HOPE VI – 11/19/10

Application for CFFP submitted to HUD – 2/10/10

Updated RHF Plan for Use of 2007, 2008 and 2009 approved by HUD in FY 2010

Disposition Application submitted to HUD and approved in FY 2010

#### **FY2011:**

Phase I Closing - 09/30/10

Construction Start- Fall 2010

Construction Completion - FY2012

#### *William T. Rowe Redevelopment:*

William T. Rowe at 904 Howard Ave. is a 172 unit, high rise development that houses elderly and disabled residents. Having determined its obsolescence, HANH has undertaken a redevelopment effort for this property. Construction started in FY 2010 and is expected to be completed in FY 2012.

#### *Implement Phase III of Quinnipiac Terrace:*

HANH has commenced construction of Phase III which consists of 17 ACC units and 16 project based voucher units. Construction is expected to be completed in FY 2010.

#### *Dwight Gardens Redevelopment*

The Dwight Gardens redevelopment is the redevelopment of the severely deteriorated Dwight Housing Cooperative with low-moderate income members, which consists of 80 units. There are 11 1-BR units, 32 2-BR units, 31 3-BR units, and 6 4-BR units.

This redevelopment is located at 99-115 Edgewood Avenue, New Haven, CT 06518, in a moderate residential Dwight neighborhood and due to its current condition is creating a destabilizing influence in the neighborhood.

The redeveloped Dwight Gardens will consist of Eighty (80) fully renovated housing units, of which sixty (60) units will be targeted for individuals with income not to exceed 60% of AMI and twenty (20) units for individuals with income not to exceed 115% of AMI.

40 units will receive assistance in the form of Project Based Section 8 Vouchers. 16 assisted units will be 2-BR units, 18 – 3-BR units, and 6 – 4-BR units.

Construction is expected start in FY 2011.

#### *Develop Long Term Viability Plan for Valentina Macri, 109 Frank Street:*

Valentina Macri is a 17 unit property that HANH has determined that the extent of repairs required is excessive and the potential revenue generated does not cover the operating costs. HANH will be seeking to dispose of this property during FY2011. A public hearing was held on December 15, 2010 and during FY2011 the following activities are anticipated: resident engagement process will occur consistent with Federal Regulations governing disposition of properties; identification of purchaser; obtain all necessary approvals – local, State and Federal; and disposition of the property. HANH would like to sell, lease or dispose of the property. All avenues will be researched to determine the most appropriate course of action.

#### *Capital Projects – These were previously listed as MTW Initiatives:*

The following capital projects were advanced during FY 2010-

- Fairmont Heights window replacement. This project was completed during FY 2010.
- McConaughy Terrace Modernization. This project was completed during FY 2010.
- Charles T. McQueeney Towers Modernization. This project was at 66% completion at the close of FY2010.
- Robert T. Wolfe Modernization. This project was under construction.
- Crawford Manor Modernization. This project was under construction.
- Ruoppolo Manor Modernization. This project was under construction.
- Vacancy Reduction Initiatives. This project was under construction.
- Vacancy Upgrades. This project was under construction
- Security improvements. This project was deferred.

- Modernization of 4 Elderly Only developments. This project was completed during FY 2010.
- Scattered Site Acquisition and modernization. This project was completed during FY 2010.

### *Section 3 Employment Training:*

HANH is undertaking over \$200 million in capital investments over the next 3 years. HANH has partnered with the City of New Haven's Commission on Equal Opportunity (CEO) to offer a construction workforce training program. Residents trained through this program have the opportunity to train under union personnel in the building trades. Students complete the course and practical training and are hired as apprentices and can progress to full union membership. Additionally, students are matched to contractors seeking to fulfill their Section 3 hiring goals. \$175,730 in MTW flexible funds are dedicated to this initiative.

### *Supportive Housing in Mixed population Developments.*

HANH's Mixed Population developments increasingly serve persons with behavioral health disabilities, including serious mental health problems often combined with substance abuse. In the absence of services, many residents have difficulties maintaining lease compliance and living independently and effectively in their public housing communities. This has implications for HANH's ability to manage the property effectively and, most importantly, for the quality of life of fellow residents. HANH believes that our ability to effectively manage our large Mixed Population developments depends upon our ability to provide intensive, on-site services.

Current programs exist at Ruoppolo Manor (116 units), Charles T. McQueeney Towers (150 units) and Robert T. Wolfe (93 units) and Crawford Manor (109 units). During FY 2010 these four programs continued to serve residents.

### *LIPH Preference for Re-Entry Population Pilot Program:*

HANH is working with the City of New Haven and other Community groups and social organizations to develop a comprehensive program for the increasing prison re-entry population. Individuals returning to the community are often ill equipped for successful re-entry due to the challenges of poverty, lack of support services, inadequate job skills and difficulty obtaining housing. HANH will limit admissions to 12 new residents during the pilot years. \$33,000 in MTW flexible funds supports a portion of the salary for the Project Manager responsible for the case management of this population. During FY 2010, 11 individuals were housed.

### *Business Development Support Program:*

HANH will provide educational training, financial management and administrative support services to start up and existing resident owned businesses to enhance their internal capacity and ability to compete in competitive procurement. HANH's goal is to create three new businesses during FY 2011.

HANH provides a revolving loan fund to which residents may apply for up to \$25,000 with bona fide business plans and contracting options. Applicants apply for loans. Applications are reviewed by a loan committee. Loan repayments are scheduled over a 12 month period. \$250,000 in MTW flexible funds are dedicated to the Revolving Loan Fund and back office support.

### *Specialized Training Opportunities for HANH's FSS Clients:*

HANH proposes to provide specialized training programs in areas where there are employment opportunities such as healthcare, computer technology, auto mechanics, retail sales, entry level banking positions, and customer service. To provide this training, HANH will partner with area trade schools, the local community college, local banks, and other

agencies that can provide trainings. HANH will also work to develop relationships with employers in the New Haven community to provide full time employment opportunities to residents who successfully complete the training programs.

FSS will select clients who are employment ready i.e. have a high school diploma or equivalent , have completed the employment training program or have a work history. FSS staff will provide case management services while residents are in training. \$60,350 in MTW flexible funds are dedicated to this initiative.

During FY2010, two residents were approved to participate in the Specialized Training program. The two (2) must now apply to Gateway Community College Nursing Program (RN). They have been scheduled to meet with admissions at Gateway for Nursing Admission Exam and enrollment into the program.

### *Additional Funding*

HANH has obtained ARRA funding for Brookside and Rockview in FY 2010. HANH also obtained funding from City for Brookside and Rowe. Funding was also obtained in FY 2010 from the Federal Home Loan Bank. CFFP approval for Brookside and Wilmot is expected in FY 2011. Private financing has also been obtained for Brookside Phase 1 and Brookside Phase 2, 122 Wilmot and William T. Rowe.

### *Three Year Capital Plan*

HANH has developed a rolling Three Year Capital Plan to guide the expenditure of capital funds. This plan is informed by the Project Needs Assessments completed during FY2010.

## VIII. Administrative

### *A. Progress on correction and elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms*

#### **Voluntary Compliance Agreement**

HANH executed the Voluntary Compliance Agreement (VCA) regarding Fair Housing and Equal Opportunity in June 2007 and has designated a Reasonable Accommodations Coordinator and the Accessible-Unit Construction/Rehabilitation Coordinator. Throughout FY2010 Quarterly reports on HANH’s compliance with the VCA’s obligations have been submitted in a timely manner.

HANH has welcomed three monitoring visits since execution of the VCA. All have recognized significant progress made by HANH in meeting the goals outlined. At this point, HANH is focused on development of the planned UFAS units and common area modifications.

### *B. Results of Agency Directed Evaluations of Demonstration*

HANH has contracted with an outside evaluator to assess HANH’s MTW program and the effectiveness of MTW initiatives. See Appendix for preliminary findings.

### *C. Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant –RHF funds*

HANH intends to use the FY 07, 08 and 09 funds for development of a Phase 1 of the Brookside revitalization project and the William T. Rowe project, as well as to either accumulate these funds for these projects. FY 2010RHF funds will be used to pay debt services of the CFFP Financing as set forth under 24 CFR Part 990.440. Part 990.400 permit PHAs to pledge up to 50 percent of RHF funds to repay debt associated with the development of replacement units.

The RHF grants and grant amounts to be reprogrammed and the requested revised obligation and expenditure deadlines are as follows:

Grant	Total Grant Amount	Increment	New Obligation Deadline	New Expenditure Deadline
CT26R00450107	\$541,850	1st	10/12/10	10/12/12
CT26R00450207	\$568,890	2 <sup>ND</sup>	10/12/10	12/12/12
CT26R00450108	\$871,883	1st	10/12/10	12/12/12
CT26R00450208	\$177,216	2nd	10/12/10	10/12/12
CT26R00450109	\$896,759	1 <sup>st</sup>	09/14/12	09/14/14
CT26R00450209	\$154,619	2 <sup>nd</sup>	09/14/11	09/14/13
CT26R00450409	\$403,299	3 <sup>rd</sup>	04/01/12	04/01/14
<b>Total</b>	<b>\$3,614,516</b>			

#### **William T. Rowe**

The Authority will be demolishing the current 172- unit development and replacing it with a 104 unit Mixed Finance project a pro-rata of these units will be assisted with HUD Capital Fund Recovery Competition (CFRC) funds. Up to 46 of these units will be ACC units with an additional 26 being unassisted and the remaining 32 units will be project based voucher units. The FY 2007, 2008 and 2009 RHF funds will be used to finance the development of the new ACC replacement units. The

new units will be built on land that is currently owned by Yale New Haven Hospital (YNHH), but the Authority has an exclusive option to obtain these parcels via a Swap Agreement with YNHN. In addition to the 104 residential units the site will also include about 2,000 square of commercial space, as well supportive services for the elderly and disabled households.

The agency contemplates financing a portion of the cost this project using an accumulation of Replacement Housing Funds to leverage other funds or using these funds under the CFFP. Additional funds will come from \$5,032,685 of excess Section 8 funds, \$7,671,726 in proceeds from Low Income Housing Tax credits, \$4,000,000 from the City of New Haven, \$4,790,000 in permanent first mortgage, \$10,000,000 of CFRC financing, \$893,374 of HANH Deferred Loan, \$410,096 of Developer Loan and a Deferred Fees of \$ 350,000 and the proceeds of revenue bonds secured Replacement Housing Funds.

HANH has partnered with Trinity Financial, the developer of its Quinnipiac Terrace HOPE VI, to redevelop William T. Rowe.

The projected development schedule for Rowe as follows:

- **Architect Hired**
- **Plans and Specifications** - **Completed**
- **Development Proposal Submission** - **Completed**
- **Closing** - **07/30/2010**
- **Construction Start** - **08/15/2010**
- **Construction Completion** - **11/01/2011**

### **Brookside Phase I Description**

The phase for which RHF funds will be used is Brookside Phase I. The phase will consist of 101 family units in two-story townhouse structures. The projected subsidy mix is 50% Public Housing and 50% Project-based Section 8, with all units also being Low Income Housing Tax Credit units under Section 42. The units will be a mix of one-, two- three and four-bedroom units, including 14 handicapped-accessible units.

The projected cost of the phase is approximately \$45.6 million. In addition to the RHF for which reprogramming is been approved , approximate projected sources for the redevelopment include \$12,633,372 in 4% Low Income Housing Tax Credits proceeds, \$2,528,978 in Section 8 funds under our MTW Agreement, \$3,000,000 in CFRC funds, \$3,500,000 in funds from the City of New Haven, \$6,052,000 in permanent mortgage financing, and \$201,257 in deferred developer fees.

HANH will convey the land under a long-term ground lease to the ownership entity, which will be a limited liability company consisting of the developer as managing member and the tax credit investor as investor member. HANH will have the right to replace the developer as managing member following completion and stabilization of the development.

The Brookside site is vacated and the demolition is completed. The projected development schedule for Brookside Phase I is as follows:

- **Architect Hired**
- **Plans and Specification-** - **Completed**
- **Development Proposal Submission** - **Completed**
- **Closing** - **Completed**
- **Construction Start** - **10/15/2010**
- **Construction Completion** - **12/15/2011**

HANH has completed construction drawings for the project and has received all approvals needed to start this phase 1. An application for 4% tax credits has been approved to the Connecticut Housing Finance Authority. HANH has secured the tax exempt bond financing and has received HUD's approval on the CFFP proposal.

**D. Certification that the Agency has met the three Statutory Requirements**

**A. Initial Incomes of Families Assisted by MTW**

**Initial Incomes of Families Assisted by MTW**

Fiscal Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total number of newly admitted families assisted	344	329	344	425							
Number of families with incomes below 50% of area median	332	310	322	387							
Percentage of families with incomes below 50% of area median	96.50%	94.22%	93.60%	91.06%							

LIPH 179 178 181 243  
 S8 165 151 163 182

At 91.06%, HANH has significantly exceeded the 75% requirement that families assisted be below 50% of AMI.

**B. Baseline for the Number of Eligible Low-Income Families to Be Served**

Baseline number of families to be served (total number of families)	4,827
Total number of families served this fiscal year (HCV, 3,204; LIPH, 1,898)	4,913
Numerical Difference	+86
Percentage Difference	+ 1.78%

HANH has continued to serve a consistent number of families since achieving MTW status. During FY10 HANH served virtually the same number of families as at baseline.

**C. Baseline for the Mix of Family Sizes to Be Served**

	1 person	2 people	3 people	4 people	5 people	6+ people	Total
Baseline percentages of family sizes to be maintained	32.01%	24.05%	19.97%	12.95%	6.07%	4.95%	100%
Number of families served by family size this fiscal year	1,925	1,075	933	544	272	163	4,912
Percentage of families served by family sizes this fiscal year	39.19%	21.89%	18.99%	11.07%	5.57%	3.22%	100%
Percentage Difference	+7.18%	-2.17%	-0.98%	-1.87%	-0.53%	-1.63%	

HANH has continued to serve virtually the same mix of family sizes since baseline. A 7% increase in 1 person families has been noted which is accounted for by HANH's complete modernization of its elderly only developments which feature primarily 1 person units. Vacancies that occurred in these developments during the modernization were filled during FY2010.



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Attachment A

Board Resolution Approving This FY 2010 MTW Annual Report

To: Board of Commissioners

From: Karen DuBois-Walton, Ph.D., Executive Director

Date: December 21, 2010

RE: Approval of MTW Annual Report for FY 2010

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 12-269/10-R

TIMING: Immediately.

DISCUSSION: In 1997, Congress authorized HUD to approve up to 30 public housing authorities as Moving to Work (MTW) pilot programs. On November 20, 2000, the Board approved the submission of a MTW application. HUD subsequently granted MTW status and signed an agreement with HANH on September 28, 2001, which is retroactive to October 1, 2000.

HUD and the MTW agencies worked to develop the Restated and Amended MTW Agreement which continues the demonstration project through the end of the agency's fiscal year 2018. The HANH Board of Commissioners approved Resolution #02-22/08-R on February 26, 2008 authorizing the execution of the Amended and Restated MTW Agreement. The Amended and Restated MTW Agreement was executed on May 2, 2008.

As a MTW agency, HANH is required, in lieu of the one year/five year Housing Agency Plan, to provide an Annual MTW Plan and an Annual MTW Report. The MTW Annual Report for FY2010 was made available for public review on November 1, 2010. A public hearing was held on December 1, 2010. At this time HANH submits for Board approval the MTW Annual Report for Fiscal Year 2010. We request the Board's authorization for the Executive Director to submit to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Report for FY 2010 and all related or required certifications and HUD forms, of which the attached document is a part, and all necessary documentation and submissions of the Plan.

FISCAL IMPACT: None.

STAFF: Karen DuBois-Walton, Ph.D., Executive Director

Housing Authority of the City of New Haven

Resolution Number: 12-269/10-R

APPROVING HANH'S MTW ANNUAL REPORT FOR FY 2010

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has granted Moving to Work (MTW) status to the Housing Authority of the City of New Haven (HANH); and

WHEREAS, HUD has signed a Restated and Amended MTW Agreement with HANH, which will be generally beneficial to the operations of the Housing Authority; and

WHEREAS, a requirement of the MTW Deregulation Demonstration program is for HANH to submit an Annual MTW Plan;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS hereby authorizes the Executive Director to submit to the U.S. Department of Housing and Urban Development (HUD) the Moving to Work Annual Report for FY 2010 and all related or required certifications and HUD forms, of which this document is a part, and all necessary documentation and submissions for the receipt of public housing operating, Section 8, and Comprehensive Grant Program funds, and make the following certifications and agreements with HUD in connection with the submission of the Plan and implementation thereof:

1. HANH held a public hearing regarding the Report.
2. HANH will carry out the Report in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
3. In relation to Development Choice:

HANH will regularly submit required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);

The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;

Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;

HANH shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;

HANH will provide for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7.

4. In relation to rent policies, the HANH certifies that:  
The HANH Board approves of this policy and has approved the required analysis of the impact of such policies specified in Article I, Section I of the MTW Agreement and,  
HANH is in compliance with all provisions of that section.
5. HANH will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. HANH will comply with the Architectural Barriers Act of 1968 and 24CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. HANH will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. HANH will submit with the Plan a certification with regard to a drug free workplace required by CFR Part 24, Subpart F.
9. HANH will submit with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

10. HANH will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. HANH will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. HANH will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities. In accordance with 24 CFR Part 58.
13. With respect to public housing, HANH will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. HANH will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. HANH will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. HANH will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
17. HANH will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by HANH and HUD and will utilize funds made available under the Capital Fund, Operating Fund and Section 8 tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in its Plan.
18. The HANH Executive Director is hereby authorized and directed to finalize the MTW Report, including such modifications as the Executive Director deems necessary and appropriate and in the best interest of HANH, and to sign any and all documents related thereto, and to take any and all such actions ancillary thereto and in furtherance of the foregoing.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 21, 2010.

Karen DuBois-Walton  
Secretary/Executive Director

December 21, 2010  
Date

REVIEWED:  
BERCHEM, MOSES & DEVLIN, P.C.  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

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**PHA Certifications of Compliance with Regulations:  
Board Resolution to Accompany the Annual Moving to Work Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Report for the PHA fiscal year beginning October 1, 2009, hereinafter referred to as "the Report", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The PHA made the proposed Report and all information relevant to the public hearing available for public inspection at least 30 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Report and invited public comment.
2. The PHA will carry out the Report in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
3. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
4. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
5. The PHA will comply with the Architectural Barriers Act of 1968 and 24CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
6. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
7. The PHA has submitted with the Report a certification with regard to a drug free workplace required by CFR Part 24, Subpart F.
8. The PHA has submitted with the Report a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
9. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
10. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
11. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities. In accordance with 24 CFR Part 58.
12. With respect to public housing, the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
13. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.



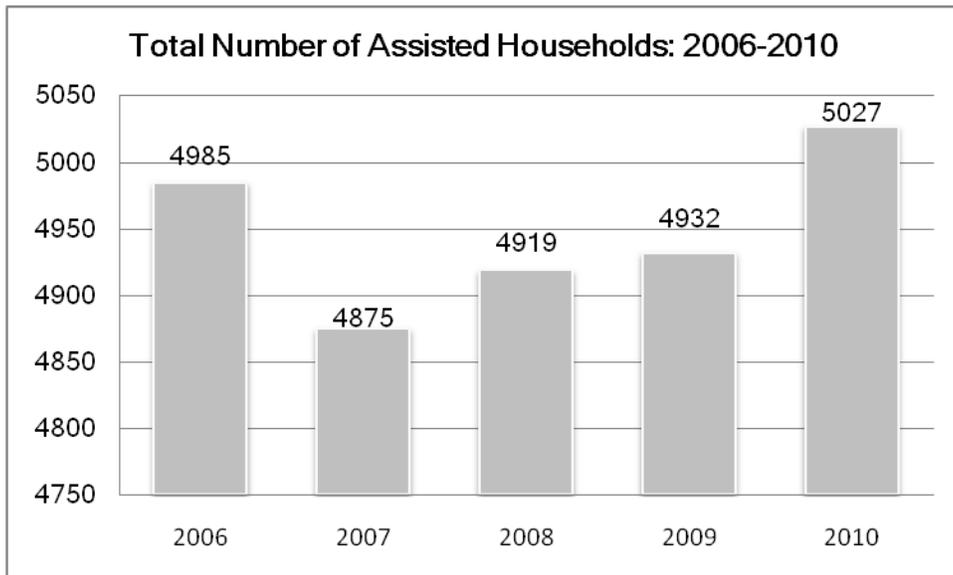
*APPENDIX A*

*RESEARCH AND EVALUATION*

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In Chart 1 and Figure 1 below households have been organized by the type of housing assistance they received each year between 2006 and 2010. The number of assisted households increased from 4,985 in 2006 to 5,027 in 2010.

**Chart 1. Total Number of HANH Assisted Households: 2006-2010**



**Figure 1 Number of HANH Assisted Households by Type of Housing Assistance  
2006 (Baseline Year) through 2010**

	Year				
	2006	2007	2008	2009	2010
	NUMBER	NUMBER	NUMBER	NUMBER	NUMBER
FAMILY DEVELOPMENTS	649	618	602	614	606
MIXED-INCOME DEVELOPMENTS	189	188	240	298	299
SCATTERED SITE PROPERTIES	139	134	157	158	170
ELDERLY AND DISABLED PROPERTIES	642	644	668	636	676
ELDERLY ONLY PROPERTIES	180	200	215	224	267
TENANT BASED VOUCHERS	3003	2924	2823	2679	2583
PROJECT BASED VOUCHERS	34	40	82	198	227
MOD-REHAB SRO PROPERTIES	70	71	67	70	77
VETERANS SUPPORTIVE HOUSING					22
OUTBOUND PORTS	70	53	64	55	99
OTHER LIPH	9	3	1		1
Total	4985	4875	4919	4932	5027

Other LIPH refers to families whose property location status is undefined as of the given date.

Figure 2 provides the same information as in the figure above but it excludes outbound ports, and other supportive services programs.

**Figure 2 Number of HANH Assisted Households by Type of Housing Assistance: 2006 through 2010  
Number Excludes Outbound Ports, Supportive Housing, and Other LIPH**

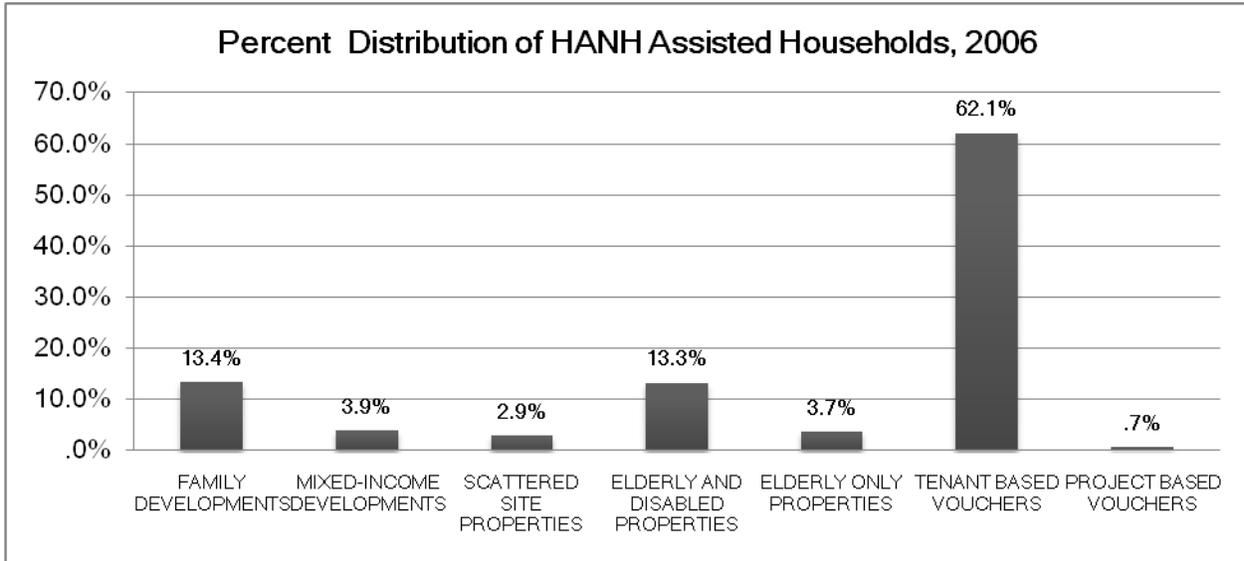
	Year				
	2006	2007	2008	2009	2010
	NUMBER	NUMBER	NUMBER	NUMBER	NUMBER
FAMILY DEVELOPMENTS	649	618	602	614	606
MIXED-INCOME DEVELOPMENTS	189	188	240	298	299
SCATTERED SITE PROPERTIES	139	134	157	158	170
ELDERLY AND DISABLED PROPERTIES	642	644	668	636	676
ELDERLY ONLY PROPERTIES	180	200	215	224	267
TENANT BASED VOUCHERS	3003	2924	2823	2679	2583
PROJECT BASED VOUCHERS	34	40	82	198	227
Total	4836	4748	4787	4807	4828

Excluding outbound ports and other supportive services programs, the figure 3 below give the percent distribution of households by the type of housing assistance. The most significant increase in the type of housing assistance by percentage occurred for mixed income developments which increased from 3.9% in 2006 to 12.6% in 2010. Project-based vouchers also increased significantly, from .7% to 4.7%. On the other hand, tenant-based vouchers decreased significantly from 62.1% to 53.5%.

**Figure 3 Percent of HANH Assisted Households by Type of Housing Assistance: 2006 through 2010**

	Year				
	2006	2007	2008	2009	2010
	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
FAMILY DEVELOPMENTS	13.4%	13.0%	12.6%	12.8%	12.6%
MIXED-INCOME DEVELOPMENTS	3.9%	4.0%	5.0%	6.2%	6.2%
SCATTERED SITE PROPERTIES	2.9%	2.8%	3.3%	3.3%	3.5%
ELDERLY AND DISABLED PROPERTIES	13.3%	13.6%	14.0%	13.2%	14.0%
ELDERLY ONLY PROPERTIES	3.7%	4.2%	4.5%	4.7%	5.5%
TENANT BASED VOUCHERS	62.1%	61.6%	59.0%	55.7%	53.5%
PROJECT BASED VOUCHERS	.7%	.8%	1.7%	4.1%	4.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

**Chart 2. Distribution of HANH Assisted Households, 2006**



**Chart 3. Distribution of HANH Assisted Households, 2010**

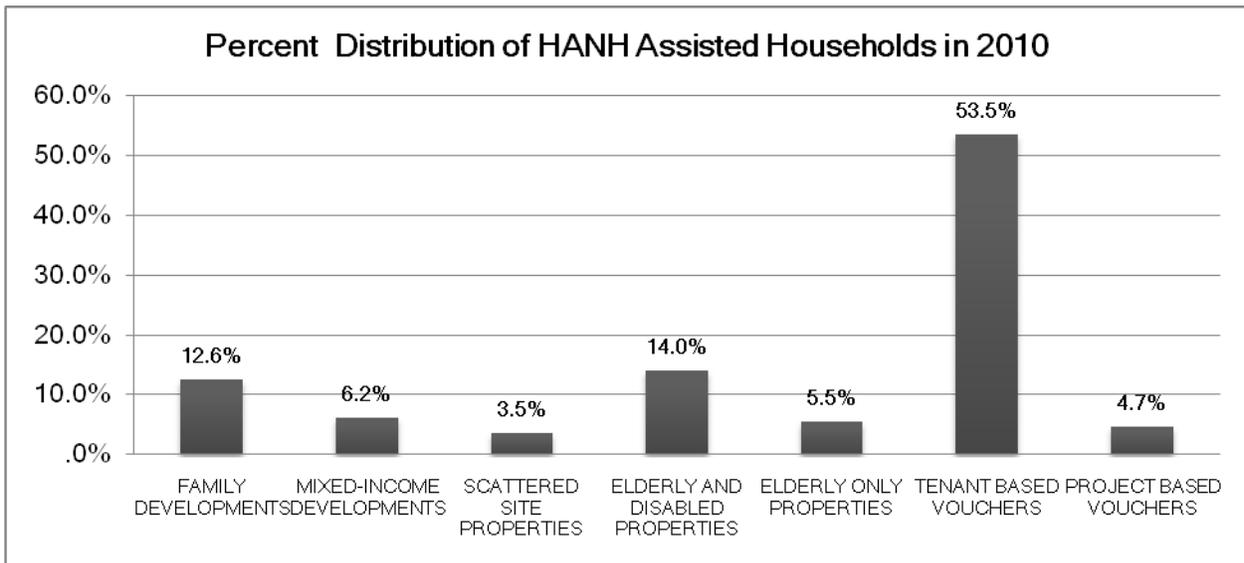


Figure 4 organizes the number of assisted households by the neighborhood where families resided. The neighborhood corresponds to the City Planning Department designated areas and is also contiguous with census tract designations. The figure identifies the major intersection of each neighborhood.

**Figure 4 Number of HANH Assisted Households by New Haven Neighborhood Location in 2006 and 2010**

	Year	
	2006	2010
	NUMBER	Count
AMITY: WESTHILLS	310	300
ANNEX/EAST SHORE: FORBES AVE/TOWNSEND AVE	196	236
BEAVER HILLS: SOUTHERN CONNECTICUT STATE COLLEGE/FITCH ST	137	122
CBD: STATE ST/FRONTAGE RD	105	115
DIXWELL: GOFFE ST/ORCHARD ST	406	454
DWIGHT: FRONTAGE RD/DWIGHT ST	481	382
EAST ROCK: ORANGE ST/BISHOP ST	121	122
EAST ROCK: WHITNEY AVE/WILLOW ST	15	12
EDGEWOOD: EDGEWOOD AVE/ELLA T GRASSO BLVD	136	141
FAIR HAVEN: EXCHANGE ST/FERRY ST	160	151
FAIR HAVEN: STATE ST/BATCHLEY	271	254
FAIRHAVEN HEIGHTS: FAIRHAVEN EAST	130	235
FAIRHAVEN/EAST ROCK	222	286
Hill: CITY POINT	131	119
Hill: COLUMBUS AVE/HOWARD AVE	102	93
Hill: ELLA T GRASSO BLVD/CONGRESS AVE	267	233
Hill: ELLA T GRASSO BLVD/WASHINGTON AVE	149	143
LONG WARF: UNION AVE/WATER ST	82	90
MILL RIVER: WATER ST/OLIVE ST	46	67
MORRIS COVE/EAST SHORE: BRIGHTVIEW	17	26
NEWHALLVILLE: DIXWELL AVE/SHELTON AVE	266	253
PROSPECT HILL: ALBERTUS MAGNUS COLLEGE/WINCHESTER AVE	62	37
QUINNIPIAC MEADOWS: MIDDLETON AVE/FOXON BLVD	315	277
WEST RIVER: ELLA T GRASSO BLVD/FRONTAGE RD	181	165
WEST ROCK: WHALLEY AVE/FOUNTAIN	289	305
WESTVILLE: FOREST RD/CHAPEL ST	28	23
WESTVILLE: STEVENSON WROTE/KOHARY DR	34	37
WOOSTER SQUARE: STATE ST/EAST ST	238	240
YALE: TOWNS CENTER/YALE UNIVERSITY	4	5
Z: UNASSIGNED TO A NEIGHBORHOOD	14	5
Total	4915	4928

Figure 5 provides the same information as in the above figure with households are distributed by the percent distribution in neighborhoods

**Figure 5 Percent of HANH Assisted Households by New Haven Neighborhood Location in 2006 and 2010**

	Year	
	2006	2010
	PERCENT	PERCENT
AMITY: WESTHILLS	6.3%	6.1%
ANNEX/EAST SHORE: FORBES AVE/TOWNSEND AVE	4.0%	4.8%
BEAVER HILLS: SOUTHERN CONNECTICUT STATE COLLEGE/FITCH ST	2.8%	2.5%
CBD: STATE ST/FRONTAGE RD	2.1%	2.3%
DIXWELL: GOFFE ST/ORCHARD ST	8.3%	9.2%
DWIGHT: FRONTAGE RD/DWIGHT ST	9.8%	7.8%
EAST ROCK: ORANGE ST/BISHOP ST	2.5%	2.5%
EAST ROCK: WHITNEY AVE/WILLOW ST	.3%	.2%
EDGEWOOD: EDGEWOOD AVE/ELLA T GRASSO BLVD	2.8%	2.9%
FAIR HAVEN: EXCHANGE ST/FERRY ST	3.3%	3.1%
FAIR HAVEN: STATE ST/BATCHLEY	5.5%	5.2%
FAIRHAVEN HEIGHTS: FAIRHAVEN EAST	2.6%	4.8%
FAIRHAVEN/EAST ROCK	4.5%	5.8%
Hill: CITY POINT	2.7%	2.4%
HILL: COLUMBUS AVE/HOWARD AVE	2.1%	1.9%
Hill: ELLA T GRASSO BLVD/CONGRESS AVE	5.4%	4.7%
Hill: ELLA T GRASSO BLVD/WASHINGTON AVE	3.0%	2.9%
LONG WARF: UNION AVE/WATER ST	1.7%	1.8%
MILL RIVER: WATER ST/OLIVE ST	.9%	1.4%
MORRIS COVE/EAST SHORE: BRIGHTVIEW	.3%	.5%
NEWHALLVILLE: DIXWELL AVE/SHELTON AVE	5.4%	5.1%
PROSPECT HILL: ALBERTUS MAGNUS COLLEGE/WINCHESTER AVE	1.3%	.8%
QUINNIPIAC MEADOWS: MIDDLETON AVE/FOXON BLVD	6.4%	5.6%
WEST RIVER: ELLA T GRASSO BLVD/FRONTAGE RD	3.7%	3.3%
WEST ROCK: WHALLEY AVE/FOUNTAIN	5.9%	6.2%
WESTVILLE: FOREST RD/CHAPEL ST	.6%	.5%
WESTVILLE: STEVENSON WROTE/KOHARY DR	.7%	.8%
WOOSTER SQUARE: STATE ST/EAST ST	4.8%	4.9%
YALE: TOWNS CENTER/YALE UNIVERSITY	.1%	.1%
Z: UNASSIGNED TO A NEIGHBORHOOD	.3%	.1%
Total	100.0%	100.0%

Figure 6 provides the distribution of households by the housing program in which families are enrolled (i.e. housing choice vouchers and low income public housing)

**Figure 6 Number and Percent of HANH Assisted Households by Neighborhood and Housing Program 2006 and 2010**

	TYPE_HOUSING_PROGRAM			
	HOUSING CHOICE VOUCHERS		LOW INCOME HOUSING PUBLIC HOUSING	
	NUMBER	PERCENT	NUMBER	PERCENT
AMITY: WESTHILLS	205	3.4%	405	10.6%
ANNEX/EAST SHORE: FORBES AVE/TOWNSEND AVE	186	3.1%	246	6.4%
BEAVER HILLS: SOUTHERN CONNECTICUT STATE COLLEGE/FITCH ST	257	4.3%	2	.1%
CBD: STATE ST/FRONTAGE RD	220	3.7%		.0%
DIXWELL: GOFFE ST/ORCHARD ST	270	4.5%	590	15.4%
DWIGHT: FRONTAGE RD/DWIGHT ST	683	11.4%	180	4.7%
EAST ROCK: ORANGE ST/BISHOP ST	11	.2%	232	6.1%
EAST ROCK: WHITNEY AVE/WILLOW ST	27	.4%		.0%
EDGEWOOD: EDGEWOOD AVE/ELLA T GRASSO BLVD	275	4.6%	2	.1%
FAIR HAVEN: EXCHANGE ST/FERRY ST	298	5.0%	13	.3%
FAIR HAVEN: STATE ST/BATCHLEY	342	5.7%	183	4.8%
FAIRHAVEN HEIGHTS: FAIRHAVEN EAST	226	3.8%	139	3.6%
FAIRHAVEN/EAST ROCK	334	5.6%	174	4.5%
Hill: CITY POINT	250	4.2%		.0%
HILL: COLUMBUS AVE/HOWARD AVE	168	2.8%	27	.7%
Hill: ELLA T GRASSO BLVD/CONGRESS AVE	381	6.3%	119	3.1%
Hill: ELLA T GRASSO BLVD/WASHINGTON AVE	271	4.5%	21	.5%
LONG WARF: UNION AVE/WATER ST	33	.5%	139	3.6%
MILL RIVER: WATER ST/OLIVE ST	9	.1%	104	2.7%
MORRIS COVE/EAST SHORE: BRIGHTVIEW	32	.5%	11	.3%
NEWHALLVILLE: DIXWELL AVE/SHELTON AVE	419	7.0%	100	2.6%
PROSPECT HILL: ALBERTUS MAGNUS COLLEGE/WINCHESTER AVE	99	1.6%		.0%
QUINNIPIAC MEADOWS: MIDDLETON AVE/FOXON BLVD	437	7.3%	155	4.1%
WEST RIVER: ELLA T GRASSO BLVD/FRONTAGE RD	253	4.2%	93	2.4%
WEST ROCK: WHALLEY AVE/FOUNTAIN	148	2.5%	446	11.7%
WESTVILLE: FOREST RD/CHAPEL ST	43	.7%	8	.2%
WESTVILLE: STEVENSON WROTE/KOHARY DR	65	1.1%	6	.2%
WOOSTER SQUARE: STATE ST/EAST ST	56	.9%	422	11.0%
YALE: TOWNS CENTER/YALE UNIVERSITY	9	.1%		.0%
Z: UNASSIGNED TO A NEIGHBORHOOD	9	.1%	10	.3%

Figure 7 provides list the distribution of families by the name of the property development within which families lived in 2006 and 2010.

**Figure 7 Number and Percent of HANH Assisted Households by Individual Development/Property in 2006 and 2010**

	Year			
	2006		2010	
	NUMBER	PERCENT	NUMBER	PERCENT
Farnam Courts	207	4.2%	215	4.4%
County & Henry Streets	2	.0%	4	.1%
Essex Townhouses	29	.6%	29	.6%
Valley Townhouses	37	.8%	36	.7%
Waverly Townhouses	46	.9%	47	1.0%
McConaughy Terrace	166	3.4%	161	3.3%
Westville Manor	127	2.6%	114	2.3%
Quinnipiac Terrace	1	.0%		.0%
Eastview Terrace	1	.0%		.0%
Brookside	33	.7%		.0%
Monterey 1	39	.8%	41	.8%
Monterey 2	7	.1%	7	.1%
Monterey 4	41	.8%	41	.8%
Monterey 5	17	.3%	16	.3%
Monterey Place Phase 2R	28	.6%	27	.5%
Quinnipiac Terrace Phase One	57	1.2%	58	1.2%
Quinnipiac Terrace Phase Two		.0%	56	1.1%
Eastview Terrace Phase I		.0%	53	1.1%
425 Eastern Street	15	.3%	15	.3%
Chamberlain Court	6	.1%	7	.1%
17 Orchard Street	2	.0%	2	.0%
398/400 Concord Street	2	.0%	2	.0%
63-73 Fulton Street		.0%	6	.1%
Justice Landing	5	.1%	7	.1%
David L. Echols Court	9	.2%	9	.2%
Cornell Scott Ridge	13	.3%	15	.3%
174 Farren Avenue	2	.0%	2	.0%
21/23 Fiore Street	2	.0%	2	.0%
St. Anthony I	11	.2%	12	.2%
St. Anthony II	16	.3%	15	.3%
Fulton Park	11	.2%	12	.2%
Kingswood	12	.2%	12	.2%
Scattered Site Under 5 Units	33	.7%	52	1.1%
Winslow Celentano	43	.9%	61	1.2%
George Crawford Manor	91	1.9%	89	1.8%
Abraham Ribicoff Cottage	33	.7%	38	.8%
Robert T. Wolfe	61	1.2%	69	1.4%
Robert T. Wolfe Supportive Housing		.0%	9	.2%
Matthew Ruoppolo Manor	86	1.7%	81	1.6%

Matthew Ruoppolo Manor Supportive Housing	4	.1%	12	.2%
Ribicoff Cottages Extension	50	1.0%	51	1.0%
Valentina Macri Court	10	.2%	11	.2%
Charles T. McQueeney	115	2.3%	111	2.3%
Charles T. McQueeney Supportive Housing		.0%	6	.1%
William T. Rowe	66	1.3%	49	1.0%
Fairmont Heights	83	1.7%	89	1.8%
Katherine Harvey Terrace	11	.2%	16	.3%
Newhall Gardens		.0%	16	.3%
Prescott Bush		.0%	53	1.1%
Constance B. Motley	40	.8%	44	.9%
Edith Johnson Tower	81	1.6%	89	1.8%
William Griffin	4	.1%	4	.1%
Monterey 3	44	.9%	45	.9%
Foreclosure Protection Vouchers	1	.0%	20	.4%
Fellowship Vouchers	8	.2%	18	.4%
Also Cornerstone Vouchers	5	.1%	12	.2%
Housing Choice Vouchers	3102	63.1%	2860	58.0%
Total	4915	100.0%	4928	100.0%

**Figure 8. Percent of HANH Household Heads who are disabled, by Housing Development and Type of Assistance: 2006-2010**

	Year			
	2006		2010	
	Disabled		Disabled	
	NON-DISABLED PERSON	DISABLED PERSON	NON-DISABLED PERSON	DISABLED PERSON
Farnam Courts	81.6%	18.4%	74.0%	26.0%
County & Henry Streets	50.0%	50.0%	50.0%	50.0%
Essex Townhouses	75.9%	24.1%	79.3%	20.7%
Valley Townhouses	75.7%	24.3%	66.7%	33.3%
Waverly Townhouses	76.1%	23.9%	66.0%	34.0%
McConaughy Terrace	87.3%	12.7%	80.1%	19.9%
Westville Manor	89.0%	11.0%	80.7%	19.3%
Quinnipiac Terrace	100.0%	.0%	.0%	.0%
Eastview Terrace	100.0%	.0%	.0%	.0%
Brookside	90.9%	9.1%	.0%	.0%
Monterey 1	61.5%	38.5%	53.7%	46.3%
Monterey 2	71.4%	28.6%	100.0%	.0%
Monterey 4	78.0%	22.0%	68.3%	31.7%
Monterey 5	88.2%	11.8%	93.8%	6.3%
Monterey Place Phase 2R	85.7%	14.3%	81.5%	18.5%
Quinnipiac Terrace Phase One	91.2%	8.8%	84.5%	15.5%
Quinnipiac Terrace Phase Two	.0%	.0%	85.7%	14.3%
Eastview Terrace Phase I	.0%	.0%	81.1%	18.9%
425 Eastern Street	93.3%	6.7%	73.3%	26.7%
Chamberlain Court	83.3%	16.7%	85.7%	14.3%
17 Orchard Street	100.0%	.0%	100.0%	.0%
398/400 Concord Street	100.0%	.0%	100.0%	.0%
63-73 Fulton Street	.0%	.0%	100.0%	.0%
Justice Landing	80.0%	20.0%	85.7%	14.3%
David L. Echols Court	77.8%	22.2%	77.8%	22.2%
Cornell Scott Ridge	92.3%	7.7%	86.7%	13.3%
174 Farren Avenue	50.0%	50.0%	.0%	100.0%
21/23 Fiore Street	100.0%	.0%	50.0%	50.0%
St. Anthony I	81.8%	18.2%	83.3%	16.7%
St. Anthony II	93.8%	6.3%	80.0%	20.0%
Fulton Park	81.8%	18.2%	75.0%	25.0%
Kingswood	91.7%	8.3%	66.7%	33.3%
Scattered Site Under 5 Units	87.9%	12.1%	94.2%	5.8%
Winslow Celentano	32.6%	67.4%	16.4%	83.6%

George Crawford Manor	18.7%	81.3%	13.5%	86.5%
Abraham Ribicoff Cottage	42.4%	57.6%	26.3%	73.7%
Robert T. Wolfe	21.3%	78.7%	5.8%	94.2%
Robert T. Wolfe Supportive Housing	.0%	.0%	22.2%	77.8%
Matthew Ruoppolo Manor	29.1%	70.9%	11.1%	88.9%
Matthew Ruoppolo Manor Supportive Housing	.0%	100.0%	.0%	100.0%
Ribicoff Cottages Extension	38.0%	62.0%	21.6%	78.4%
Valentina Macri Court	40.0%	60.0%	9.1%	90.9%
Charles T. McQueeney	22.6%	77.4%	9.9%	90.1%
Charles T. McQueeney Supportive Housing	.0%	.0%	16.7%	83.3%
William T. Rowe	19.7%	80.3%	4.1%	95.9%
Fairmont Heights	25.3%	74.7%	13.5%	86.5%
Katherine Harvey Terrace	9.1%	90.9%	18.8%	81.3%
Newhall Gardens	.0%	.0%	37.5%	62.5%
Prescott Bush	.0%	.0%	28.3%	71.7%
Constance B. Motley	52.5%	47.5%	22.7%	77.3%
Edith Johnson Tower	58.0%	42.0%	48.3%	51.7%
William Griffin	75.0%	25.0%	50.0%	50.0%
Monterey 3	68.2%	31.8%	57.8%	42.2%
Foreclosure Protection Vouchers	.0%	100.0%	75.0%	25.0%
Fellowship Vouchers	37.5%	62.5%	50.0%	50.0%
Also Cornerstone Vouchers	40.0%	60.0%	33.3%	66.7%
Housing Choice Vouchers	73.0%	27.0%	66.4%	33.6%
Total	68.3%	31.7%	59.9%	40.1%

**Figure 9. Average Age of Household Heads by Type of Assistance: 2006 and 2010**

	Year	
	2006	2010
	AGE	AGE
	Mean	Mean
FAMILY DEVELOPMENTS	43	42
MIXED-INCOME DEVELOPMENTS	43	42
SCATTERED SITE PROPERTIES	42	43
ELDERLY AND DISABLED PROPERTIES	60	58
ELDERLY ONLY PROPERTIES	71	71
TENANT BASED VOUCHERS	45	48
PROJECT BASED VOUCHERS	39	50
Average Across all Types	48	49

**Figure 10. Average Household Size by Type of Assistance: 2006 and 2010**

	Year	
	2006	2010
	Persons In Household	Persons In Household
	Mean	Mean
FAMILY DEVELOPMENTS	3	3
MIXED-INCOME DEVELOPMENTS	2	2
SCATTERED SITE PROPERTIES	4	3
ELDERLY AND DISABLED PROPERTIES	1	1
ELDERLY ONLY PROPERTIES	1	1
TENANT BASED VOUCHERS	3	3
PROJECT BASED VOUCHERS	3	2
Total	2	2

**Figure 11. Average Household Income by Type of Assistance: 2006 and 2010**

	Year	
	2006	2010
	HH Total Income	HH Total Income
	Mean	Mean
FAMILY DEVELOPMENTS	15328	13997
MIXED-INCOME DEVELOPMENTS	15927	17049
SCATTERED SITE PROPERTIES	16131	23116
ELDERLY AND DISABLED PROPERTIES	9026	10398
ELDERLY ONLY PROPERTIES	10006	11522
TENANT BASED VOUCHERS	15554	15322
PROJECT BASED VOUCHERS	16599	17744
Total	14489	14751

**Figure 12. Average Household Income for Households with Positive Incomes by Type of Assistance, 2006 and 2010**

	Year	
	2006	2010
	HH Total Income	HH Total Income
	Mean	Mean
FAMILY DEVELOPMENTS	16176	15229
MIXED-INCOME DEVELOPMENTS	16271	17700
SCATTERED SITE PROPERTIES	16987	23817
ELDERLY AND DISABLED PROPERTIES	9140	10570
ELDERLY ONLY PROPERTIES	10175	11522
TENANT BASED VOUCHERS	15759	16075
PROJECT BASED VOUCHERS	16599	18309
Total	14780	15402

**Figure 13. Classification of Households by Type**

	Year							
	2006				2010			
	Family Type				Family Type			
	Disabled Row %	Elderly Row %	Family Row %	Single Row %	Disabled Row %	Elderly Row %	Family Row %	Single Row %
FAMILY DEVELOPMENTS	10.5%	10.8%	73.2%	5.5%	20.0%	7.8%	65.2%	7.1%
MIXED-INCOME DEVELOPMENTS	12.7%	13.2%	63.0%	11.1%	14.0%	14.0%	56.9%	15.1%
SCATTERED SITE PROPERTIES	11.5%	2.9%	84.9%	.7%	16.5%	2.4%	74.7%	6.5%
ELDERLY AND DISABLED PROPERTIES	46.9%	43.0%	.6%	9.5%	66.4%	29.0%	.6%	4.0%
ELDERLY ONLY PROPERTIES	11.1%	80.6%	1.1%	7.2%	20.2%	71.2%	.4%	8.2%
TENANT BASED VOUCHERS	23.3%	7.7%	57.7%	11.3%	22.3%	15.7%	52.3%	9.7%
PROJECT BASED VOUCHERS	17.6%	2.9%	76.5%	2.9%	21.6%	26.0%	44.1%	8.4%
MOD-REHAB SRO PROPERTIES	44.3%	5.7%	.0%	50.0%	51.9%	6.5%	.0%	41.6%
VETERANS SUPPORTIVE HOUSING	.0%	.0%	.0%	.0%	36.4%	13.6%	4.5%	45.5%
OUTBOUND PORTS	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%
OTHER LIHP	33.3%	55.6%	.0%	11.1%	.0%	.0%	100.0%	.0%
<b>Total</b>	<b>23.8%</b>	<b>15.5%</b>	<b>50.4%</b>	<b>10.3%</b>	<b>27.7%</b>	<b>19.3%</b>	<b>43.6%</b>	<b>9.3%</b>

**Figure 14. Average Total Tenant Payment**

	Year	
	2006	2010
	Total Tenant Payment	Total Tenant Payment
	Mean	Mean
FAMILY DEVELOPMENTS	293	303
MIXED-INCOME DEVELOPMENTS	372	403
SCATTERED SITE PROPERTIES	289	470
ELDERLY AND DISABLED PROPERTIES	207	231
ELDERLY ONLY PROPERTIES	234	264
TENANT BASED VOUCHERS	319	344
PROJECT BASED VOUCHERS	342	400
Total	299	329

Figure 15. Percent and Number of Persons in Target Population: 2006-2010

	Year							
	2006				2010			
	TARGET		TARGET		NON-TARGET		TARGET	
	NON-TARGET POPULATION	TARGET POPULATION						
	Row %	NUMBER						
FAMILY DEVELOPMENTS	22.2%	144	77.8%	505	27.9%	169	72.1%	437
MIXED-INCOME DEVELOPMENTS	27.5%	52	72.5%	137	29.4%	88	70.6%	211
SCATTERED SITE PROPERTIES	14.4%	20	85.6%	119	19.4%	33	80.6%	137
ELDERLY AND DISABLED PROPERTIES	90.0%	578	10.0%	64	95.0%	642	5.0%	34
ELDERLY ONLY PROPERTIES	93.9%	169	6.1%	11	92.9%	248	7.1%	19
TENANT BASED VOUCHERS	33.4%	1004	66.6%	1999	38.1%	983	61.9%	1600
PROJECT BASED VOUCHERS	23.5%	8	76.5%	26	46.7%	106	53.3%	121
MOD-REHAB SRO PROPERTIES	54.3%	38	45.7%	32	58.4%	45	41.6%	32
VETERANS SUPPORTIVE HOUSING	.0%		.0%		50.0%	11	50.0%	11
OUTBOUND PORTS	.0%		.0%		.0%		.0%	
OTHER LIHP	88.9%	8	11.1%	1	.0%		100.0%	1
Total	41.1%	2021	58.9%	2894	47.2%	2325	52.8%	2603

An individual is considered to be employed if he or she falls within the target population and had \$1000 or more of earned income during the year. For all persons in the target population (not just household heads), the employment rate was 41.3% in 2006 and it was 37.1% in 2010.

**Figure 16. Employment Status of all Persons in Target Population, 2006 - 2010**

	Year							
	2006				2010			
	EMPLOYED INDIVIDUAL				EMPLOYED INDIVIDUAL			
	NOT EMPLOYED		EMPLOYED		NOT EMPLOYED		EMPLOYED	
Row %	NO.	Row %	NO.	Row %	NO.	Row %	NO.	
FAMILY DEVELOPMENTS	59.8%	466	40.2%	313	68.3%	439	31.7%	204
MIXED-INCOME DEVELOPMENTS	41.8%	77	58.2%	107	50.5%	139	49.5%	136
SCATTERED SITE PROPERTIES	60.3%	135	39.7%	89	51.5%	119	48.5%	112
ELDERLY AND DISABLED PROPERTIES	69.3%	52	30.7%	23	67.4%	31	32.6%	15
ELDERLY ONLY PROPERTIES	64.3%	9	35.7%	5	60.9%	14	39.1%	9
TENANT BASED VOUCHERS	59.3%	1734	40.7%	1192	64.6%	1716	35.4%	939
PROJECT BASED VOUCHERS	45.7%	16	54.3%	19	49.7%	85	50.3%	86
Total	58.7%	2489	41.3%	1748	62.9%	2543	37.1%	1501

The figure below provides information on the employment of individuals for each year from 2006 to 2010. It shows that employment peaked at 44.3% in 2008 and thereafter declined each year reaching 41.4% in 2009 and 37.1% in 2010.

Figure 17. Employment Status of all Persons in Target Population, 2006 through 2010

	Year							
	2006		2007		2008		2009	
	EMPLOYED INDIVIDUAL		EMPLOYED INDIVIDUAL		EMPLOYED INDIVIDUAL		EMPLOYED INDIVIDUAL	
	NOT EMPLOYED	EMPLOYED						
	Row %	Row %						
FAMILY DEVELOPMENTS	59.8%	40.2%	59.3%	40.7%	60.0%	40.0%	62.0%	38.0%
MIXED-INCOME DEVELOPMENTS	41.8%	58.2%	41.4%	58.6%	37.0%	63.0%	44.7%	55.3%
SCATTERED SITE PROPERTIES	60.3%	39.7%	50.8%	49.2%	47.5%	52.5%	50.2%	49.8%
ELDERLY AND DISABLED PROPERTIES	69.3%	30.7%	67.8%	32.2%	72.7%	27.3%	74.4%	25.6%
ELDERLY ONLY PROPERTIES	64.3%	35.7%	33.3%	66.7%	50.0%	50.0%	60.0%	40.0%
TENANT BASED VOUCHERS	59.3%	40.7%	58.4%	41.6%	56.7%	43.3%	60.3%	39.7%
PROJECT BASED VOUCHERS	45.7%	54.3%	56.4%	43.6%	41.8%	58.2%	46.5%	53.5%
Total	58.7%	41.3%	57.4%	42.6%	55.7%	44.3%	58.6%	41.4%

Target Population includes persons 18 to 61 and not disabled or not full-time students.

Employment of household heads reached a peak in 2008 a 55.4% and by 2010 it had declined to 48.9%.

**Figure 18. Employment Status of Household Heads in Target Population, 2006 through 2010**

	Year						
	2006		2007		2008		2009
	EMPLOYED_ INDIVIDUAL NOT EMPLOYED	EMPLOYED_ INDIVIDUAL EMPLOYED	EMPLOYED_ INDIVIDUAL NOT EMPLOYE D	EMPLOYED_ INDIVIDUAL EMPLOYED	EMPLOYED_ INDIVIDUAL NOT EMPLOYE D	EMPLOYE D	EMPLOYED_ IN NOT EMPLOYED
Row %	Row %	Row %	Row %	Row %	Row %	Row %	
FAMILY DEVELOPMENTS	50.5%	49.5%	54.2%	45.8%	52.8%	47.2%	53.3%
MIXED-INCOME DEVELOPMENTS	32.1%	67.9%	31.8%	68.2%	25.3%	74.7%	37.7%
SCATTERED SITE PROPERTIES	33.6%	66.4%	34.2%	65.8%	33.1%	66.9%	36.7%
ELDERLY AND DISABLED PROPERTIES	67.2%	32.8%	68.0%	32.0%	69.8%	30.2%	66.7%
ELDERLY ONLY PROPERTIES	54.5%	45.5%	22.2%	77.8%	36.4%	63.6%	50.0%
TENANT BASED VOUCHERS	48.5%	51.5%	48.7%	51.3%	44.9%	55.1%	47.2%
PROJECT BASED VOUCHERS	34.6%	65.4%	46.7%	53.3%	31.0%	69.0%	32.4%
Total	47.7%	52.3%	48.5%	51.5%	44.6%	55.4%	46.7%

Earned income for all individuals showed a similar cyclical trend as did employment; specifically it peaked in 2008 at \$13,462 and after decline, reaching \$11,781 by 2010.

**Figure 19. Annual Earnings of Household in Target Population, 2006 through 2010  
For persons earning \$1,000 + Annually**

	Year				
	2006	2007	2008	2009	2010
	EARNINGS HOUSEHOLD Mean	EARNINGS HOUSEHOLD Mean	EARNINGS HOUSEHOLD Mean	EARNINGS HOUSEHOLD Mean	EARNINGS HOUSEHOLD Mean
FAMILY DEVELOPMENTS	\$9,788	\$10,276	\$10,505	\$9,633	\$8,478
MIXED-INCOME DEVELOPMENTS	\$13,950	\$14,771	\$16,132	\$13,691	\$12,468
SCATTERED SITE PROPERTIES	\$13,084	\$16,758	\$18,099	\$18,417	\$18,329
ELDERLY AND DISABLED PROPERTIES	\$4,605	\$6,554	\$6,019	\$7,696	\$7,690
ELDERLY ONLY PROPERTIES	\$5,993	\$15,512	\$12,787	\$10,438	\$6,992
TENANT BASED VOUCHERS	\$11,368	\$12,106	\$13,770	\$13,020	\$11,986
PROJECT BASED VOUCHERS	\$17,405	\$11,103	\$14,842	\$15,677	\$14,294
Total	\$11,167	\$12,011	\$13,462	\$12,779	\$11,781

Target Population includes persons 18 to 61 and not disabled or not full-time students.

**Figure 20. Annual Earnings of Household Heads in Target Population, 2006 through 2010  
For persons earning \$1,000 + Annually**

	Year				
	2006	2007	2008	2009	2010
	<b>EARNINGS INDIVIDUAL Mean</b>	<b>EARNINGS INDIVIDUAL Mean</b>	<b>EARNINGS INDIVIDUAL Mean</b>	<b>EARNINGS_IN DIVIDUAL Mean</b>	<b>EARNINGS_IN DIVIDUAL Mean</b>
FAMILY DEVELOPMENTS	\$8,301	\$8,616	\$9,167	\$8,666	\$7,572
MIXED-INCOME DEVELOPMENTS	\$12,657	\$13,675	\$14,487	\$12,729	\$11,287
SCATTERED SITE PROPERTIES	\$11,541	\$13,057	\$14,847	\$14,189	\$13,982
ELDERLY AND DISABLED PROPERTIES	\$3,868	\$5,699	\$6,019	\$7,696	\$6,622
ELDERLY ONLY PROPERTIES	\$5,993	\$12,249	\$12,787	\$10,438	\$6,992
TENANT BASED VOUCHERS	\$10,179	\$10,642	\$12,305	\$11,894	\$10,851
PROJECT BASED VOUCHERS	\$11,646	\$10,854	\$13,969	\$13,197	\$12,310
Total	\$9,879	\$10,455	\$11,958	\$11,507	\$10,479

Target Population includes persons 18 to 61 and not disabled or not full-time students.

**Figure 21. Socio-Economic Characteristics of New Haven Neighborhoods**

	Single family home value2009	Poverty Rate 2000	Fifth Grade reading 2009	Fifth grade math_2009
	Mean	Mean	Mean	Mean
AMITY: WESTHILLS	\$201,596	23	.34	.58
ANNEX/EAST SHORE: FORBES AVE/TOWNSEND AVE	\$188,889	17	.40	.45
BEAVER HILLS: SOUTHERN CONNECTICUT STATE COLLEGE/FITCH ST	\$277,939	21	.34	.58
CBD: STATE ST/FRONTAGE RD	\$732,060	34	.47	.59
DIXWELL: GOFFE ST/ORCHARD ST	\$174,468	25	.47	.59
DWIGHT: FRONTAGE RD/DWIGHT ST	\$191,209	40	.48	.57
EAST ROCK: ORANGE ST/BISHOP ST	\$458,155	18	.71	.86
EAST ROCK: WHITNEY AVE/WILLOW ST	\$349,541	14	.71	.86
EDGEWOOD: EDGEWOOD AVE/ELLA T GRASSO BLVD	\$262,711	19	.47	.63
FAIR HAVEN: EXCHANGE ST/FERRY ST	\$169,022	34	.38	.58
FAIR HAVEN: STATE ST/BATCHLEY	\$174,670	43	.24	.57
FAIRHAVEN HEIGHTS: FAIRHAVEN EAST	\$202,101	29	.40	.45
FAIRHAVEN/EAST ROCK	\$175,779	32	.24	.57
Hill: CITY POINT	\$189,797	24	.31	.71
HILL: COLUMBUS AVE/HOWARD AVE	\$141,591	29	.46	.61
Hill: ELLA T GRASSO BLVD/CONGRESS AVE	\$155,206	29	.63	.83
Hill: ELLA T GRASSO BLVD/WASHINGTON AVE	\$151,676	31	.31	.71
LONG WARF: UNION AVE/WATER ST	\$221,262	47	.46	.61
MILL RIVER: WATER ST/OLIVE ST	\$239,717	12	.48	.78
MORRIS COVE/EAST SHORE: BRIGHTVIEW	\$241,331	7	.40	.45
NEWHALLVILLE: DIXWELL AVE/SHELTON AVE	\$167,913	20	.38	.56
PROSPECT HILL: ALBERTUS MAGNUS COLLEGE/WINCHESTER AVE	\$356,399	21	.71	.86
QUINNIPIAC MEADOWS: MIDDLETON AVE/FOXON BLVD	\$195,848	12	.39	.68
WEST RIVER: ELLA T GRASSO BLVD/FRONTAGE RD	\$198,974	28	.47	.63
WEST ROCK: WHALLEY AVE/FOUNTAIN	\$198,470	41	.34	.58
WESTVILLE: FOREST RD/CHAPEL ST	\$339,658	4	.66	.86
WESTVILLE: STEVENSON WROTE/KOHARY DR	\$297,100	5	.21	.44
WOOSTER SQUARE: STATE ST/EAST ST	\$194,739	28	.58	.75
YALE: TOWNS CENTER/YALE UNIVERSITY	\$318,076	26	.47	.59
Z: UNASSIGNED TO A NEIGHBORHOOD	\$.	.	.	.
Total	\$206,438	27	.41	.61

**Figure 22. Socio-Economic Characteristics of New Haven Neighborhoods where Assisted Families Reside**

	Single family home value2009	Poverty Rate 2000	Fifth Grade reading 2009	Fifth grade math_2009
	Mean	Mean	Mean	Mean
FAMILY DEVELOPMENTS	\$197,981	28	.44	.65
MIXED-INCOME DEVELOPMENTS	\$180,552	29	.35	.55
SCATTERED SITE PROPERTIES	\$206,027	19	.40	.55
ELDERLY AND DISABLED PROPERTIES	\$222,232	31	.42	.61
ELDERLY ONLY PROPERTIES	\$172,048	25	.46	.58
TENANT BASED VOUCHERS	\$213,179	27	.41	.62
PROJECT BASED VOUCHERS	\$189,452	33	.35	.56
Total	\$206,201	27	.40	.61

**Figure23. Marital Status of Target Population: 2006 and 2010**

	Year			
	2006		2010	
	MARRIED HEAD		MARRIED HEAD	
	UNMARRIED HEAD OF HOUSEHLD	HEAD OF HOUSEHLD IS MARRIED	UNMARRIED HEAD OF HOUSEHLD	HEAD OF HOUSEHLD IS MARRIED
	Row %	Row %	Row %	Row %
FAMILY DEVELOPMENTS	94.1%	5.9%	95.5%	4.5%
MIXED-INCOME DEVELOPMENTS	92.1%	7.9%	90.3%	9.7%
SCATTERED SITE PROPERTIES	90.6%	9.4%	92.9%	7.1%
ELDERLY AND DISABLED PROPERTIES	97.5%	2.5%	97.3%	2.7%
ELDERLY ONLY PROPERTIES	97.2%	2.8%	96.3%	3.7%
TENANT BASED VOUCHERS	94.3%	5.7%	94.4%	5.6%
PROJECT BASED VOUCHERS	94.1%	5.9%	85.0%	15.0%
MOD-REHAB SRO PROPERTIES	100.0%	.0%	100.0%	.0%
VETERANS SUPPORTIVE HOUSING	.0%	.0%	95.5%	4.5%
OUTBOUND PORTS	.0%	.0%	.0%	.0%
OTHER LIHP	100.0%	.0%	100.0%	.0%
Total	94.7%	5.3%	94.4%	5.6%

*Appendix B*

**HCV FORECLOSURE DATA**

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<b>Income</b>	<b>Lease up Rate (TTP)</b>	<b>Lease up Date (Length of Assistance)</b>	<b>TBV or PBV</b>
\$21,830	\$511.00	11/1/2009	TBV
\$9,684.00	\$226.00	2/15/2010	TBV
\$12,568.00	\$297.00	12/15/2009	TBV
\$20,490.00	\$463.00	12/24/2009	TBV
\$10,088.00	\$226.00	2/1/2010	TBV
\$12,480.00	\$273.00	2/1/2010	TBV
\$13,176.00	\$297.00	2/1/2010	TBV
\$29,904.00	\$701.00	8/1/2010	TBV
\$11,820.00	\$273.00	12/15/2009	TBV
\$7,756.00	\$178.00	12/15/2009	TBV
\$5,904.00	\$131.00	6/1/2010	TBV
\$9,440.00	\$226.00	12/15/2009	TBV
\$48,874.00	\$1,176.00	3/15/2010	TBV
\$10,405.00	\$226.00	5/1/2010	TBV
\$0.00	\$50.00	1/1/2010	TBV
\$0.00	\$50.00	6/1/2010	TBV
\$7,728.00	\$178.00	7/1/2010	TBV
\$7,476.00	\$154.00	2/15/2010	TBV
\$6,996.00	\$154.00	6/1/2010	TBV
\$16,120.00	\$368.00	8/15/2010	TBV
\$53,674.00	\$1,271.00	10/15/2010	TBV
\$20,214.00	\$511.00	11/15/2010	TBV
\$14,328.00	\$321.00		TBV

*Appendix C*

*HUD Approved Alternate Total Development Cost Limits*

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